THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 35,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2001

Notary Public

My Commission Expires: 4-29-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JAY WHITE 914 Halcyon Avenue Nashville, Tennessee 37204	Jay White 4502-A Granny White Pike Nashville, TN 37204	MAP 118-1 PARCEL 331

Davidson County DEEDWARR
Recvd: 02/05/01 11:22 2pgs
Fees:11.00 Taxes:129.50

20010205-0010887

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY FIVE THOUSAND AND NO/100---------- ---------- ($ 35,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , SCOTT TROXEL AND WIFE, LORI A. TROXEL hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto JAY WHITE , unmarried hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 37 on the Plan of W.D. Gale's Kirkwood Additions of record in Book 332, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Scott Troxel and wife, Lori A. Troxel, by deed from Cecelia N. Adkins of record as Instrument No. 200007180070992, Register's Office for Davidson County, Tennessee.

The following restrictions apply to the parcel of property being conveyed: 1. No structure built on the property can be a side-by-side duplex. Structure must appear from the street to be a single-family style house. An upstairs rental apartment is allowed, provided that the floorplan allows for easy conversion to a single family house with internal stairs built in the initial structure. No exterior stairways permitted for any rental apartment. 2. The style of construction shall be consistent with the neighborhood which is of a Victorian or Arts & Crafts Bungalow style 3. The pitch of the roof shall be consistent with the immediately neighboring homes 4. No parking area or turn-around shall be permitted in the front yard other than a driveway on the side of the property 5. Any attached garage shall not face the street 6. No manufactured homes or mobile/modular homes will be permitted on the property.

This is improved property known as 914 Halcyon Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of W.D. Gale's Kirkwood Additions of record in Book 332 , page 76 , Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of January, 2001.

SCOTT TROXEL

LORI A. TROXEL

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SCOTT TROXEL AND WIFE, LORI A. TROXEL, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of January, 2001.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____.

My Commission Expires: _____

Notary Public