Davidson County DEEDWARR
Recvd: 03/29/01 08:43 2pgs
Fees:11.00 Taxes:229.40

20010329-0030112

PREPARED BY:
RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 39539 ~~FILE BOX 7~~

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 62,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **22nd DAY OF DECEMBER, 2000**

Notary Public

MY COMMISSION EXPIRES: _____

PATRICIA POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires
5-28-2003

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE N., NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
RICHARD M. HEROD and wife, KATHERINE HEROD	**S A M E**	**22-40 14D 23850**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, JANICE FAYE NICHOLS**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD M. HEROD and wife, KATHERINE HEROD**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 2: Certain real property situate in the 2nd Civil District of Davidson county, Tennessee and described as follows, to-wit:

BEGINNING at an old iron pin, the northwest corner of Map 22, Parcel 182 or Tract 1, in the eastern margin of Union Hill Road, the southwest corner of this tract, thence along the eastern margin of Union Hill Road, North 09 deg. 57' 42" West, 298.06 feet to a new iron pin, the southwest corner of Map 22, Parcel 191 or Tract 3; thence along the line with Map 22, Parcel 191 or Tract 3; thence along the line with Map 22, Parcel 191 or Tract 3, South 88 deg. 01' 22" East, 938.87 feet to an old iron pin; thence continuing along the line with Map 22, Parcel 191 or Tract 3, South 00 deg. 47' 18" East, 249.38 feet to an old iron pin, the northeast corner of Map 22, Parcel 182 or Tract I; thence along the line with Map 22, Parcel 182 or Tract I, South 89 deg. 14' 22" West, 890.26 feet to the beginning, containing 5.691 acres, more or less, as surveyed by Burns Consulting under Tennessee License No. 1053, dated 10/13/98.

BEING the same property conveyed to Janice Faye Nichols by Quitclaim Deed from W. Max Nichols of record in Book 11605, page 547, and being the same property conveyed to W. Max Nichols and wife, Janice Faye Nichols by Deed from Roy M. Maines, Jr., and wife, Andrea Maines of record in Book 11241, page 706, Register's Office for Davidson County, Tennessee.

Restrictive Covenants: The following restrictive covenants shall be covenants running with the land and may be enforced by the GRANTOR, or its successors or assigns, or by any adjoining property owner for a period of Fifty (50) years from date hereof.

(1) All of the tracts shall be used as single family dwellings only.

(2) (a) No noxious or offensive trade, business, commerical enterprise nor illegal use of any kind shall be carried on upon any tract nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

Unimproved (X)
This is improved ( ) property, known as **Union Hill Road, Joelton, Tennessee 37080**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND THIS 22nd DAY OF DECEMBER, 2000.

Janice Faye Nichols

JANICE FAYE NICHOLS

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 JANICE FAYE NICHOLS, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 22nd day of December, 2000.

ALAN D. MAZE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5/26/02