WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/14/01 09:36 2pgs
Fees:11.00 Taxes:111.00
20010514-0049369

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 30,000.00
Curtis J. Stewart
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF May, 2001
Notary Public
MY COMMISSION EXPIRES: 4/28/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEWART BUILDING GROUP, LLC (NAME)	SAME (NAME)	MAP 86
721 YVONNE DRIVE (ADDRESS)	(ADDRESS)	PARCELS 74.00 &
GOODLETTSVILLE, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	76.00

FOR AND 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, WE, DANA M. PHILLIPS, NOW BEING DANA M. PHILLIPS TUCKER AND HUSBAND, BROOKS R. TUCKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEWART BUILDING GROUP, LLC

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:

Land in Davidson County, Tennessee, being Lot No. 1 and Lot No. 3 on the Final Plat, Resubdivision of Lot No. 2, Resub. of Burris & Smith Properties, Tuckers Run, which plan is of record in Instrument No. 20001122-0115322, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being a portion of the same property conveyed to DANA M. PHILLIPS by Deed of record in Book 10725, page 250, Register's Office for Davidson County, Tennessee. The said DANA M. PHILLIPS having since married and is now known as DANA M. PHILLIPS TUCKER.

BROOKS R. TUCKER joins in this conveyance for the purpose of conveying any right, title or interest he may have in or to said property, marital or otherwise.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS WHICH SHALL RUN WITH THE LAND:

1) Single Family homes only.

2) Structures are to have a minimum of 1,500 square feet of living area plus a minimum of a one car attached garage.

CONTINUED

unimproved (X)
This is improved ( ) property, known as LOTS 1 & 3, OLD LEBANON DIRT RD., HERMITAGE, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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~~ our hand s this 9th day of May, 2001

Dana M. Phillips Tucker
DANA M. PHILLIPS TUCKER

Brooks R. Tucker
BROOKS R. TUCKER

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 DANA M. PHILLIPS, NOW BEING DANA M. PHILLIPS TUCKER AND HUSBAND, BROOKS R. TUCKER

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 GOODLETTSVILLE, Tennessee, this 9th day of May, 2001.

Commission expires 4/28/04

Notary Public

LARRY D. CRAIG NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

CONTINUATION OF RESTRICTIONS:

3) Homes that are classified as mobile or modular in nature with our without a foundation installed are not allowed.

4) Homes must have a minimum of 25% brick veneer, with some or all of said brick being used on the front elevation with brick to grade on the front elevation and;

5) No privacy or chain link fencing shall be installed beyond the front of the home.