STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $52,180.10.

Vernon Dean Whitt
Affiant

Subscribed and sworn to before me, this 30th day of April, 2002.

Notary Public

My Commission Expires: Nov. 11, 2002

Davidson County DEEDWARR
Recvd: 05/08/02 11:29 3pgs
Fees:17.00 Taxes:0.00
20020508-0056777

THIS INSTRUMENT WAS PREPARED BY:
Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
Third Floor, 230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888

Address new owner as follows:	Send tax bills to:	Tax Map & Parcel Numbers
Vernon Dean Whitt 6162 South Mt. Juliet Road Hermitage, Tennessee 37076	SAME	Parcel 101 on Davidson Co. Tax Map 138; Part of Parcel 001 on Wilson Co. Tax Map 120

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **WOODMONT BAPTIST CHURCH,** a Tennessee nonprofit religious corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **VERNON DEAN WHITT,** hereinafter called the Grantee, his heirs and assigns, a certain tract of land located partially in Wilson County and partially in Davidson County, Tennessee, described as follows:

A tract of land located partially in the 25th Civil District of Wilson County, Tennessee, and partially in Davidson County, Tennessee, being more particularly described as follows:

Beginning at the northwest corner of the hereindescribed tract of land, said corner being the northeast corner of a parcel of land owned by Vernon Dean Whitt and wife, Marilee Whitt, of record in Deed Book 383, page 228, Register's Office for Wilson County, Tennessee; thence South 86 deg. 47 min. 53 sec. East 865.52 feet to a point, said point being the northeast corner of the hereindescribed tract; thence South 6 deg. 10 min. 1 sec. West 1,148.75 feet to a point, said point being the southeast corner of the hereindescribed tract; thence North 80 deg. 32 min. 18 sec. West 107.78 feet to a point; thence South 59 deg. 25 min. 12 sec. West 18.58 feet to a point; thence North 82 deg. 1 min. 6 sec. West 417.51 feet to a point; thence with a line crossing into Davidson County, Tennessee, North 79 deg. 51 min. 39 sec. West 401.13 feet to a point, said point being located in Davidson County and being the southwest corner of the hereindescribed tract; thence with a line which crosses back into Wilson County, North 10 deg. 2 min. 55 sec. East 695.89 feet to a point on the eastern boundary of the Whitt parcel; thence continuing with the eastern boundary of the Whitt parcel North 17 deg. 49 min. 1 sec. West 11.25 feet to a point; thence continuing with the eastern boundary of the

Whitt parcel North 13 deg. 10 min. 35 sec. East 87.43 feet to a point; thence continuing with the eastern boundary of the Whitt parcel North 10 deg. 47 min. 39 sec. East 277.52 feet to the point of beginning, containing approximately 23.15 acres, more or less, according to the survey dated April 26, 2002, by Steven B. Finley, Tennessee Registered Land Surveyor No. 1697, of Lebanon, Tennessee, drawing ROSS2.DC2.

Being part of the same property conveyed to Woodmont Baptist Church, a Tennessee nonprofit religious corporation, by deed from Ken L. Ross and wife, Alice K. Ross, of record in Record Book 907, Page 239, Register's Office for Wilson County, Tennessee, and of record at Instrument 20020418-0047997, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2002 taxes state and county property taxes, which have been prorated and assumed by Grantee. Said property taxes have been prorated and assumed by Grantee; and Grantee, by accepting this instrument, agrees to be responsible for and pay any rollback taxes.

2. Application for Greenbelt Assessment -- Forest, of record in Greenbelt Book 9, Page 278, Register's Office for Wilson County, Tennessee, and Application for Approval of Land as Agricultural Land, of record in Greenbelt Book 4, Page 405, Register's Office for Wilson County, Tennessee; and any rollback taxes on account thereof.

3. Lack of direct ingress and egress to and from the subject property to a public road.

4. Rights of others, if any, to use any spring on any boundary of the subject property. Rights of upper and lower riparian owners to the flow of the waters of any spring, creek or stream, free from diminution or pollution. Changes in any boundary of the subject property resulting from erosion or accretion by the flow of any creek, spring or stream forming a boundary of the subject property.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons.

As requested by Grantee, the following restrictions shall apply to, and run with, the tract of land described above, for a period of ten (10) years from the date of this instrument, at which time they shall automatically expire:

A. There shall be no permanent mobile homes, modular homes or manufactured housing on said tract of land.

B. There shall be no more than one dwelling per ten (10) acres of land built or placed on the property. However, a portion of the subject tract of land may be sold or conveyed to any landowner who then owns property adjoining the subject tract to add on to his or her existing residential lot, and such portion sold or conveyed to the adjoining landowner shall not be subject to this ten (10) acre minimum requirement, provided that it is not thereafter subdivided prior to the date that these restrictions expire.

These restrictions shall run with the land and shall be enforceable by Ralph D. Cook and wife, Joni Cook, by David M. Kwasniewski and/or by Vernon Dean Whitt, who are each simultaneously purchasing separate parts of a parcel of land from Grantor, or their respective successors-in-interest

to such parts. (Said parts being purchased are adjacent to one another, and two of them are located in Wilson County and the other is located partially in Wilson County and partially in Davidson County.) These restrictions may be amended only by the unanimous written agreement of Ralph D. Cook and wife, Joni Cook, David M. Kwasniewski and Vernon Dean Whitt, or their respective then-current successors-in-interest to such parts. To be effective, any amendment must be in writing and filed in the appropriate Register's Office(s).

WITNESS my hand this 30th day of April, 2002.

WOODMONT BAPTIST CHURCH

By: _____
Randy Rader, Chairman of the Deacons & President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Randy Rader, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chairman of the Deacons & President of the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at Nashville, Tennessee, this 30th day of April, 2002.

_____
Notary Public

My Commission Expires: June 11, 2002

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

State of Tennessee, County of WILSON
Received for record the 03 day of
MAY 2002 at 8:00 AM. (REC# 149237)
Recorded in official records
Book 909 Pages 610- 612
State Tax $ 193.06 Clerks Fee $ 1.00,
Recording $ 17.00, Total $ 211.06,
Register of Deeds JOHN B SPICKARD
Deputy Register JILL COFFMAN