WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/16/02 10:32 6pgs
Fees:33.00 Taxes:55.50

20020716-0085284

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2002.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Law Offices of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Alan Smith	**Same as Owner**	**Part of Map 169.00**
(NAME)	(NAME)	
523 Elkmoore Drive		**Parcel 140.00**
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Wilfred E. Haselton Family Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory Alan Smith and wife, Noelle Bales Smith**, 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 DESCRIBED ON EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

THIS CONVEYANCE SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS SET FORTH ON EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, WHICH RESTRICTIVE COVENANTS SHALL RUN WITH THE LAND AND BE BINDING ON THE HEIRS AND ASSIGNS OF THE GRANTEE HEREIN.

GRANTOR FURTHER GRANTS GRANTEE A PERPETUAL AND PERMANENT EASEMENT FOR INGRESS-EGRESS AND UTILITIES ON THE PROPERTY DESCRIBED ON EXHIBIT C ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, EXCEPT TO THE EXTENT SAID PROPERTY DESCRIBED ON EXHIBIT C LAY WITHIN THE BOUNDARIES OF THE PROPERTY BEING DESCRIBED ON EXHIBIT A HERETO. AS TO THE PROPERTY DESCRIBED ON EXHBITI C THAT LAY WITHIN THE BOUNDARIES OF THE PROPERTY DESCRIBED ON EXHIBIT A HERETO, GRANTOR RESERVES AN EASEMENT FOR INGRESS-EGRESS AND UTILITIES FOR THE PROPERTIES AS TO WHICH SAID EASEMENT SERVES.

unimproved ☒
This is improved ☐ property, known as Hester Beasley Road (5.42 Haselton Property), Nashville, TN
(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 hand this 9th day of July, 2002.

Wilfred E. Haselton Family Trust

By: Linda H. Smith

Linda H. Smith, Trustee

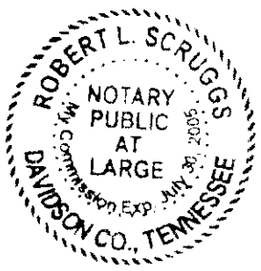
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Linda H. Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the **Wilfred E. Haselton Family Trust**, the within named bargainor, and **she** as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of July, 2002.

Commission expires:



Robert L. Scruggs Notary Public

EXHIBIT "A"
Legal Description

WILFRED E. HASELTON
FAMILY TRUST
5.43 ACRES

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 168, ASSESSOR'S OFFICE, AND LYING WHOLLY WITHIN DAVIDSON COUNTY, NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY J.H. JOHNSON ON THE NORTH; WILFRED E. HASELTON FAMILY TRUST, TRACT 2-A ON THE EAST; WILFRED E. HASELTON FAMILY TRUST REMAINDER OF TRACT 2-B, OF WHICH THIS IS A PORTION, ON THE SOUTH AND WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE SOUTH LINE OF J.H. JOHNSON (REF. DEEDBOOK 2492 PAGE 610 AND BEING THE NORTHWEST CORNER OF WILFRED E. HASELTON FAMILY TRUST (TRACT 2-A) (RECORDED IN DEEDBOOK 11443 PAGE 912 R.O.D.C.), THENCE LEAVING JOHNSON AND WITH THE WEST LINE OF TRACT 2-A, S01°47'06"W PASSING A 50' INGRESS-EGRESS & UTILITY EASEMENT AT 237.53' IN ALL 250.00' TO AN IRON PIN SET THIS SURVEY; THENCE LEAVING TRACT 2-A AND WITH NEW LINES SEVERING TRACT 2-B, S63°42'32"W PASSING THE AFOREMENTIONED 50' EASEMENT AT 70.76' AND A WITNESS IRON PIN SET AT 320.94' IN ALL 350.94' TO A POINT IN PRICHARD BRANCH; THENCE DOWN THE BRANCH TO POINTS FOR THE FOLLOWING NINE CALLS: N62°39'43"W 44.06'; N11°14'14"E 29.55'; N39°33'34"W 38.77'; N65°01'47"W 108.13'; N60°40'54"W 58.71'; S82°16'13"W 60.97'; N56°58'33"W 26.89'; S78°12'00"W 31.18'; N37°09'13"W 34.38' TO A POINT AT THE INTERSECTION OF ANOTHER BRANCH; THENCE LEAVING THE BRANCH N02°50'20"E PASSING A WITNESS IRON PIN SET AT 50.00', PASSING THE SOUTH MARGIN OF THE 50' INGRESS-EGRESS AND UTILITY EASEMENT AT 133.60'; THE NORTH MARGIN OF SAID EASEMENT AT 194.78' IN ALL 314.58' TO AN IRON PIN SET IN THE SOUTH LINE OF THE AFOREMENTIONED J.H. JOHNSON; THENCE WITH JOHNSON'S SOUTH LINE S87°09'40"E 432.44' TO THE POINT OF BEGINNING, CONTAINING 5.43 ACRES, MORE OR LESS, AND

BEING A PORTION OF WILFRED E. HASELTON FAMILY TRUST AS RECORDED IN DEEDBOOK 11443 PAGE 909 REGISTER'S OFFICE ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED MAY 20, 2002.

EXHIBIT "B"

Restrictions for Property:

1) House must be at least 2000 sq. ft. of finished living space

2) Exterior must be of brick, stone, log, or siding to grade, with no block showing unless it is covered with some type of acceptable material.

3) Outbuildings must be consistent in looks with the home

4) There is to be no parking or storing of vehicles on the easement road; Nor is the easement road to be blocked in any fashion except for the existing gate. Another gate(s) may be installed if necessary but all parties must be given access either by key or other means. An exception, of course, would be gated access to an individual's own private driveway entrance to their residence, should they wish to install such a gate. (See specific easement restrictions)

5) Each property owner shall be responsible for the maintenance of the section of the easement road that passes through his or her property.

6) There will be no free-roaming livestock of any kind including dogs. Horses are permitted, if fenced. NO PIGS.

7) There are to be no commercial enterprises which would require increased traffic on the road.

8) No rental property including bed and breakfast operations

9) No mobile homes

10) Every effort should be made to preserve the natural beauty of the area by removing as few trees as necessary during the construction of the residence.

EXHIBIT "C"

WILFRED E. HASELTON
50' NON-EXCLUSIVE INGRESS-EGRESS
AND UTILITY EASEMENT
(REVISED MAY 20, 2002)

BEING A 50' NON-EXCLUSIVE INGRESS-EGRESS & UTILITY EASEMENT RUNNING WESTERLY FROM HASELTON ROAD, ACROSS TRACT 6 OF SECTION 2 OF THE RECORDED HASELTON SUBDIVISION, AND ACROSS TRACTS 2-A, 2-B, 2-C, 2-D AND 2-E OF A DIFFERENT UNRECORDED HASELTON DIVISION TO END AT THE NORTHEAST LINE OF TRACT 1-A OF THIS HASELTON DIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CONCRETE MONUMENT ON THE SOUTHWEST SIDE OF HASELTON ROAD, SAID MONUMENT BEING THE SOUTHEAST CORNER OF TRACT 6 OF SECTION 2 OF HASELTON SUBDIVISION (REF. PLATBOOK 6050 PAGE 554 R.O.D.C.); THENCE LEAVING HASELTON ROAD AND WITH THE SOUTH LINE OF SAID TRACT 6 FOR THE FOLLOWING 2 CALLS: S71°00'16"W 535.19' TO AN EXISTING CONCRETE MONUMENT; THENCE S86°16'36"W PASSING AN EXISTING IRON PIN AT 427.59', AN EASTERN CORNER OF TRACT 2-A OF THE UNRECORDED HASELTON DIVISION, (WILFRED E. HASELTON FAMILY TRUST DEEDBOOK 11443 PAGE 912 R.O.D.C.), IN ALL 552.55'TO AN EXISTING CONCRETE MONUMENT, THE SOUTHWEST CORNER OF TRACT 6 OF THE HASELTON SUBDIVISION, AND A COMMON CORNER OF THE AFOREMENTIONED TRACT 2-A; THENCE LEAVING TRACT 6 AND RUNNING THROUGH TRACT 2-A, S86°16'36"W 98.37' TO A POINT; THENCE S65°24'01"W 201.31' TO A POINT; THENCE S73°01'03"W79.73' TO A POINT; THENCE S83°59'28"W 84.68' TO A POINT; THENCE N85°54'25"W 35.57' TO A POINT IN THE EAST LINE OF TRACT 2-B OF THE UNRECORDED HASELTON DIVISION (REF. WILFRED E. HASELTON FAMILY TRUST DEEDBOOK 11443 PAGE 909 R.O.D.C.),; THENCE LEAVING TRACT 2-A AND RUNNING THROUGH TRACT 2-B, N85°54'25"W 54.05' TO A POINT; THENCE N74°19'26"W 8.69' TO A POINT IN THE EAST LINE OF A 5.43 ACRE TRACT AS SURVEYED MAY 20, 2002; THENCE LEAVING TRACT 2-B AND RUNNING THROUGH SAID 5.43 ACRE TRACT, N74°19'26"W 60.56' TO A POINT; THENCE N68°19'46"W 112.84' TO A POINT; THENCE N62°18'20"W 90.06' TO A POINT; THENCE N43°43'37"W 54.53' TO A POINT; THENCE N11°19'31"W 123.19' TO A POINT; THENCE N36°52'12"W 25.60' TO A POINT; THENCE N54°27'44"W 25.99' TO A POINT; THENCE N71°22'42"W 30.82' TO A POINT; THENCE N86°40'56"W 18.99' TO A POINT; THENCE S72°18'56"W 27.55' TO A POINT; THENCE S57°38'55"W 201.76'TO A POINT IN THE EAST LINE OF THE AFOREMENTIONED TRACT 2-B REMAINDER; THENCE LEAVING THE 5.43 ACRE TRACT AND RUNNING THROUGH TRACT 2-B REMAINDER S57°38'55"W 98.85' TO A POINT; THENCE S61°39'57"W 163.57' TO A POINT; THENCE S18°25'16"W 134.29' TO A POINT; THENCE S51°08'19"W 193.74' TO A POINT; THENCE S64°09'33"W 47.96' TO A POINT IN THE EAST LINE OF TRACT 2-C OF THE HASELTON DIVISION; THENCE LEAVING TRACT 2-B AND RUNNING THROUGH TRACT 2-C , (TRACTS 2-C, D,& E NOW OWNED BY CLAUDE SMITH IN DEEDBOOK 10482 PAGE 439 R.O.D.C.); THENCE S64°09'33"W 167.13' TO A POINT; THENCE S56°42'31"W 122.79' TO A POINT; THENCE S39°15'28"W 181.67' TO A POINT IN THE EAST LINE OF TRACT 2-D OF THE UNRECORDED HASELTON DIVISION; THENCE LEAVING TRACT 2-C AND RUNNING THROUGH TRACT 2-D, S50°50'01"W 297.39' TO A POINT; THENCE S48°02'48"W 14.46' TO A POINT IN THE EAST LINE OF TRACT 2-E OF THE UNRECORDED HASELTON DIVISION; THENCE RUNNING THROUGH TRACT 2-E, S48°02'48"W 108.94' TO A POINT; THENCE S57°50'32"W 98.33' TO A POINT; THENCE S62°42'06"W 211.75' TO A POINT; THENCE S60°58'09"W 176.37' TO A POINT IN THE NORTHEAST LINE OF TRACT 1-A OF THE UNRECORDED HASELTON DIVISION (NOW GLORIA H. HURSBRUNNER IN DEEDBOOK 11632 PAGE 100 R.O.D.C.); THENCE WITH THE EAST LINE OF TRACT 1-A, N29°01'51"W 50.00'TO AN EXISTING IRON PIN; THENCE LEAVING TRACT 1-A AND WITH THE NORTH LINE OF THIS EASEMENT RUNNING THROUGH TRACT 2-E, N60°58'09"E 177.12' TO A POINT; THENCE N62°42'06"E 210.39' TO A POINT; THENCE N57°50'32"E 91.93' TO A POINT; THENCE N48°02'48"E 110.60' TO A POINT IN THE WEST LINE OF TRACT 2-D; THENCE LEAVING TRACT 2-E AND RUNNING THROUGH TRACT 2-D, N48°02'48"E 9.74' TO A POINT; THENCE

N50°50'01"E 293.53' TO A POINT; THENCE N39°15'28"E 208.08' TO A POINT IN THE WEST LINE OF TRACT 2-C; THENCE LEAVING TRACT 2-D AND RUNNING THROUGH TRACT 2-C, N39°15'28"E 172.28' TO A POINT; THENCE N56°42'31"E 133.72' TO A POINT; THENCE N64°09'33"E 145.77' TO A POINT IN THE WEST LINE OF TRACT 2-B; THENCE LEAVING TRACT 2-C AND RUNNING THROUGH TRACT 2-B, N64°09'33"E 66.88' TO AN EXISTING IRON PIPE NEAR A FENCE CORNER, SAID PIPE BEING VENSIN PERRY'S SOUTHERNMOST CORNER (REF. DEEDBOOK 3132 PAGE 58, R.O.D.C. AND BEING AN INTERIOR CORNER OF THE AFOREMENTIONED TRACT 2-B; THENCE CONTINUING THROUGH TRACT 2-B N51°08'19"E 173.36' TO A POINT; THENCE N18°25'16"E 139.43' TO A POINT; THENCE N61°39'57"E 181.64' TO A POINT; THENCE N57°38'55"E 132.35' TO A POINT IN THE WEST LINE OF THE AFOREMENTIONED 5.43 ACRE TRACT; THENCE LEAVING TRACT 2-B REMAINDER AND RUNNING THROUGH THE 5.43 ACRE TRACT N57°38'55"E 172.88' TO A POINT; THENCE N72°18'56"E 43.25' TO A POINT; THENCE S86°40'56"E 34.97' TO A POINT; THENCE S71°22'42"E 44.97' TO A POINT; THENCE S54°27'44"E 41.16' TO A POINT; THENCE S36°52'12"E 44.67' TO A POINT; THENCE S11°19'31"E 120.00' TO A POINT; THENCE S43°43'37"E 31.83' TO A POINT; THENCE S62°18'20"E 79.25' TO A POINT; THENCE S68°19'46"E 107.59' TO A POINT; THENCE S74°19'26"E 61.56' TO A POINT; THENCE S85°54'25"E 46.96' TO A POINT IN THE WEST LINE OF THE AFOREMENTIONED TRACT 2-A; THENCE LEAVING THE 5.43 ACRE TRACT AND RUNNING THROUGH TRACT 2-A, S85°54'25"E 33.16' TO A POINT; THENCE N83°59'28"E 75.46' TO A POINT; THENCE N73°01'03"E 71.60' TO A POINT; THENCE N65°24'01"E 207.20' TO A POINT; THENCE N86°16'36"E 116.30' TO AN EXISTING IRON PIN IN THE WEST LINE OF TRACT 6 OF THE AFOREMENTIONED HASELTON DIVISION SECTION 2; THENCE LEAVING TRACT 2-A AND RUNNING THROUGH TRACT 6 , N86°16'36"E 537.13' TO AN EXISTING IRON PIN; THENCE N71°00'16"E 467.59' TO AN EXISTING CONCRETE MONUMENT ON THE SOUTH MARGIN OF HASELTON ROAD; THENCE WITH THE SOUTH MARGIN OF HASELTON ROAD S69°36'31"E 78.79' TO THE POINT OF BEGINNING.