THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
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Davidson County DEEDWARR
Recvd: 12/06/02 08:18 3pgs
Fees:18.00 Taxes:340.40
20021206-0150429

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Larry C. Hughes et ux 2967 Greer Rd. Goodlettsville, Tn. 37072	Same as New Owner	Map 11 P/O Parcel 30

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LELA M. GREER, an unmarried woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto LARRY C. HUGHES and wife, SHERRY HUGHES, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 10th Councilmanic District of Davidson County, Tennessee, described as Tract No. 1 on a survey dated September 24, 2002, by Tommy E. Walker, Registered Land Surveyor, License No. 1465, as follows:

Beginning at an iron pin in the easterly margin of Greer Road, a corner to the property conveyed to Randell T. Tarpley, et ux, by deed of record in Book 7359, page 840, Register's Office for Davidson County, Tennessee (Map 11, Parcel 149 TAODCT); thence with the line of Tarpley, North 82 deg. 34' 04" East 76.40 feet to an iron pin; thence North 76 deg. 59' 20" East 407.48 feet to an iron pin; thence South 76 deg. 11' 20" East 73.24 feet to an iron pin; thence South 78 deg. 04' 20" East 182.90 feet to an iron pin, a corner to the Tarpley property, and a corner to the property conveyed to Kenneth C. Zahn and Lee S. Carol, Trustees, by deed shown as Instrument No. 199912150303289, Register's Office for Davidson County, Tennessee (Map 11, Parcel 31 TAODCT); thence with the line of Zahn, and continuing with the line of the property conveyed to Ronald A. Phipps, by deed of record in Deed Book 8665, page 930, Register's Office for Davidson County, Tennessee (Map 11, Parcel 163 TAODCT), South 84 deg. 07' 28" East 993.41 feet to an iron pin, a corner to Phipps and the property conveyed to Wendell E. Ford, et ux, of record in Deed Book 5620, page 120, Register's Office for Davidson County, Tennessee (Map 11, Parcel 127 TAODCT); thence with the line of Ford, South 84 deg. 07' 28" East 278.31 feet to an iron pin; thence South 02 deg. 22' 05" West 35.27 feet to a point; thence South 06 deg. 25' 03" West 205.00 feet to a point; thence North 83 deg. 15' 14" West 1,610.03 feet to a point; thence South 06 deg. 57' 52" West 149.17 feet to a point; thence North 78 deg. 55' 20" West 275.40 feet to an iron pin in the easterly margin of Greer Road; thence with said margin of said road on a curve having a radius of 432.96 feet, a tangent of 118.82 feet, a delta of 30 deg. 41' 36", a chord of 229.17 feet, and a chord bearing of North 01 deg. 26' 56" East for a length of 11.14 feet to an iron pin; thence continuing with said margin of said road, North 16 deg. 47' 43" East 95.26 feet to an iron pin; thence continuing with said margin of said road, on a curve having a radius of 240.47 feet, a tangent of 59.14 feet, a delta of 27 deg. 38' 08", a chord of 114.86 feet, and a chord bearing of North 02 deg. 58' 39" East for a length of 115.98 feet to the point of beginning, and containing 11.00 acres, more or less.

CEMETERY EASEMENT: This conveyance is made subject to the rights of others in Adcock Cemetery, approximately 15 foot by 15 foot, and the rights of ingress and egress thereto located on the said tract, as shown by the survey dated September 24, 2002 by Tommy E. Walker, Registered Land Surveyor, License No. 1465.

WATER LINE AND WATER METER EASEMENT AND MAINTENANCE AGREEMENT: Also conveyed herein is a permanent, perpetual easement for a water line and water meter located on Tract #2 this survey, which will service Tract #1 as hereinabove described. The owners of Tract #1 shall have the right to enter Tract #2 for the

purpose of maintaining and repairing the water line and water meter and the owners of Tract #1 will be responsible for all cost of maintenance to said water line and water meter and restoring the property to its original condition.

BEING the same property conveyed to W. G. Greer and wife, Lela M. Greer, by quitclaim deed from W. G. Greer of record in Book 5007, page 857, Register's Office for Davidson County, Tennessee. And, the said W. G. Greer a/k/a William Gleen Greer died on March 29, 1991 survived by his wife, LELA M. GREER, who became vested with ownership and title to the said property in fee simple. LELA M. GREER represents and warrants that all debts and obligations owing by W. G. GREER a/k/a WILLIAM GLEEN GREER during his lifetime or by reason of his death, have been fully paid and satisfied.

The foregoing description was prepared from a survey dated September 24, 2002, by Tommy E. Walker, Registered Land Surveyor, License No. 1465.

This is improved property located on Greer Road, Goodlettsville, TN 37072.

RESTRICTIVE COVENANTS: The following restrictive covenants shall be covenants running with the land and may be enforced by the GRANTOR, or her respective heirs or personal representatives, or by any adjoining property owner for a period of twenty-five (25) years from date hereof:

1. No single wide mobile home shall be permitted on the property described hereinabove, either temporarily or permanently.

2. Any single story home permitted to be constructed must contain a minimum of 1400 square feet on the main floor, excluding garages, carports and breeze ways.

3. Any two story home permitted to be constructed must contain a minimum of 1800 square feet, excluding garages, carports and breeze ways.

4. All attached garage doors on any home permitted to be constructed must open from side or rear of home.

The foregoing restrictive covenants may be enforced by any owner of any tract shown on the unrecorded Survey of the W. G. Greer Property dated September 24, 2002, by Tommy E. Walker, Registered Land Surveyor, License No. 1465, by action in the Chancery Court for Davidson County, Tennessee, for injunctive relief and/or damages; and, in the event of such litigation, the party or parties violating the foregoing restrictive covenants shall be required to pay the complaining parties reasonable attorney's fees, court costs, deposition costs and other litigation expenses.

All owners of all tracts join in these restrictive covenants, agreeing to be fully bound thereby. These restrictive covenants will supersede any restrictive covenants contained in any deed previously executed on any lot or tract and the restrictive covenants contained in any previous deed for any lot or tract shall be void and of no further force or effect, whatsoever.

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 the GRANTOR does covenant with the said GRANTEES, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2002, which are a lien, but not yet due and payable, and will be paid, in full, by the Escrow Closing Attorney at closing.

2. Subject to any and all matters as they may appear on the unrecorded survey dated September 24, 2002 by Tommy E. Walker, Registered Land Surveyor, License No. 1465.

3. Subject to Restrictive Covenants as set forth and described hereinabove.

4. Subject to Cemetery Easement as set forth and described hereinabove.

And, the GRANTOR does further covenant and bind herself, her 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.

DONALD F. PONS executes this Warranty Deed as Attorney-in-Fact for LELA M. GREER, under a Power of Attorney being recorded simultaneously herewith as Instrument No. 20021206015042 6, Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"
Lela M Greer
By Donald F Pons atty in fact
LELA M. GREER, an unmarried woman
By: Donald F. Pons, Attorney In Fact

"GRANTEES"
Larry C. Hughes
LARRY C. HUGHES
Sherry Hughes
SHERRY HUGHES

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 26th day of November, 2002, before me, personally appeared DONALD F. PONS, to me known to be the person who executed the foregoing instrument on behalf of LELA M. GREER, and acknowledged that he executed the same as the free act and deed of the said LELA M. GREER.

WITNESS my hand and official seal this the 26th day of November, 2002.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY C. HUGHES and wife, SHERRY HUGHES, 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, at office, this the 26th day of November, 2002.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $92,000.00.

Larry C Hughes
Affiant

Sworn to and subscribed before me, this the 26th day of November, 2002.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires Dec. 6, 2005