File Box
24 B

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41520**

**WARRANTY DEED**

ALAN L. SATURN NOTARY PUBLIC ST. DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 80,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **13TH DAY OF DECEMBER, 2002.**

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

**THIS INSTRUMENT WAS PREPARED BY**
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL # |
|---|---|---|
| **STANLEY D. ROBERTS et ux**<br>**6609 Ascot Drive**<br>**Antioch, TN 37013** | **S A M E** | **188-39** |

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 **WE, DONALD R. CLEMONS and HOUSTON E. HILL**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STANLEY D. ROBERTS and wife, CHARLOTTE A. ROBERTS**

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:

**Beginning at an iron rod in the easterly margin of Battle Road, said point being 2878 feet more or less south of the intersection of Caruthers Road and being the northwest corner of the property herein described.**

**Thence, leaving said road, S 76 deg. 46 min. 10 sec. E, a distance of 44.89 feet to an iron rod.**
**Thence, S 02 deg. 15 min. 34 sec. W. a distance of 378.66 feet to an iron rod;**
**Thence, S 87 deg. 44 min. 26 sec. E. a distance of 135.00 feet to an iron rod;**
**Thence, S 02 deg. 15 min. 34 sec. W. a distance of 300.04 feet to an iron rod;**
**Thence, S 87 deg. 44 min. 26 sec. E. a distance of 246.05 feet to an iron rod;**
**Thence, S 11 deg. 07 min. 12 sec. E. a distance of 428.80 feet to an iron rod;**
**Thence, N 87 deg. 26 min. 11 sec. W. a distance of 365.00 feet to an iron rod;**
**Thence, N 02 deg. 15 min. 34 sec. E. a distance of 1051.38 feet to an iron rod;**
**Thence, N 01 deg. 34 min. 25 sec. W. a distance of 28.08 feet to an iron rod in the margin of Battle Road;**
**Thence, with said road and around a curve having a central angle of 07 deg. 37 min. 08 sec. a radius of 230.35 feet, a tangent of 15.34 feet, a length of 30.63 feet a chord which bears N 17 deg. 02 min. 24 sec. E. for a distance of 30.61 feet to the point of beginning and containing 242917.28 square feet or 5.57 acres of land more or less, according to description prepared by Allen Trumbo, TLR #1127, Land Surveying Consultants.**

**Being a portion of the same property conveyed to Donald R. Clemons and Houston E. Hill by deed from Gerald W. Kaye, Married, (21.95 acres) of record in Instrument Number 20020411-0044762, Register's Office for Davidson County, Tennessee.**

The above legal description was obtained from Allen Trumbo, TLR #1127.

See attached Exhibit "A" for Exceptions and Restr'ctions.

Davidson County DEEDWARR
Recvd: 12/16/02 11:35 3pgs
Fees:18.00 Taxes:296.00

20021216-0154439

Unimproved ( X )
This is improved ( ) property, known as **701 Battle Road, Nolensville, Tennessee 37135**

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 our hands this 13th day of December, 2002.**

Donald R. Clemons

**DONALD R. CLEMONS**

Houston E. Hill

**HOUSTON E. HILL**

**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 DONALD R. CLEMONS and HOUSTON E. HILL, the bargainors, 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 and official seal at Nashville, Tennessee, this the13th day of December, 2002.**

**NOTARY PUBLIC**

**My Commission Expires:** 7/29/2006

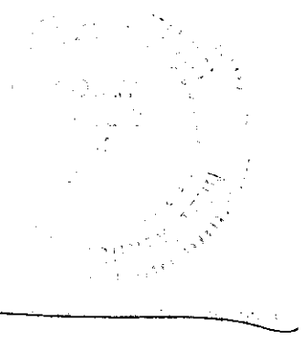


EXHIBIT "A"

# RESTRICTIVE COVENANTS

## BATTLE ROAD

1. All residences shall have a minimum of 2,000 square feet of living area, exclusive of porches, garages, carport and basements.

2. No residence shall be constructed or maintained with outside walls constructed of any material other than brick, natural stone, wood, stucco, vinyl siding or a combination thereof.

3. No trailer, modular/mobile home, pre-existing structure, tent, garage, barn, basement or other outbuilding shall be erected or used as either a temporary or permanent residence.

4. No multi-family dwellings or apartments shall be built on any lot.

5. All barns and out buildings to be located behind main residence and not closer than 25 feet to a side or rear line.

6. No poultry, swine or goats may be kept on property.

7. No noxious or offensive operations shall be conducted or maintained on property, and nothing shall be done on any tract which may constitute a nuisance or unreasonable annoyance to the neighborhood. No storage of unlicensed vehicles shall be permitted on property.

8. The restrictive covenants shall run with the land and shall expire twenty-five (25) years from the recording.