This Instrument Prepared By:

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Davidson County DEEDWARR
Recvd: 04/30/03 15:40 2pgs
Fees:13.00 Taxes:799.20
20030430-0058005

TENNESSEE WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.:
James A. Tant 405 Nawakwa Trail Madison, Tennessee 37115	Same	Map No. 053-00-0 Parcel Nos. 022.00

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $216,000.00.

William Briley
Affiant

Subscribed and sworn to before me, this 30th day of April, 2003.

Notary Public

My Commission Expires: 11-26-05

THIS INDENTURE, made this 30th day of April, 2003, by and between William Thomas Briley and wife, Fayla Briley ("Grantors") and James A. Tant, a single person, ("Grantee).

WITNESSETH

That said Grantors, for and consideration of the sum of Ten and 00/100 ($10.00) Dollars and for good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto said Grantee the following described premises, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein:

Land in Davidson County, Tennessee, being described as follows: Beginning at an iron pin in the southerly margin of Nawakwa Trail, same being 149.4 feet more or less, as measured with said margin from its intersection with Mohawk Trail; thence south 26 deg. 20' 40" east 1,051.1 feet to an iron pin; thence south 68 deg. 15' west 216 feet to an iron pin; thence north 25 deg. 28' 20" west 1,050 feet to an iron pin in the southerly margin of said Nawakwa Trail; thence with said margin, north 68 deg. 15' east 200 feet to the beginning, containing 5 acres more or less.

This conveyance is made subject to the following restrictive covenants which are hereby declared to be covenants running with the land:

1. Said property is to be used for residential purposes only.

2. No buildings shall be erected on the premises nearer than 100 feet from the southerly margin of Nawakwa Trail.

3. All buildings to consist of brick construction.

4. Ground floor area of any structure, exclusive of open porches, garages, terraces, etc., built upon the premises shall not be less than 1,400 square feet.

Being the same property conveyed to William Thomas Briley and wife, Fayla Briley by Deed from George Dewey Daniel and wife, Ruth Marie Daniel of record in Book 4163, Page 437, said Register's Office.

TO HAVE AND TO HOLD the premises said Grantee, his heirs and assigns forever.

And said Grantors, for themselves and their heirs, representatives, successors, executors, administrators and assigns do hereby covenant with said Grantee, his heirs, executors, administrators, representatives, successors and assigns that Grantors are lawfully seized in fee simple of the premises herein conveyed; have full power, authority and right to convey the same; that Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever; and that said premises are free from all encumbrances.

The designation of the parties to this instrument in either the plural or the singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, the feminine and neuter genders.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 30th day of April, 2003.

William Thomas Briley
William Thomas Briley

Fayla Briley
Fayla Briley

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, David M. Smythe, a Notary Public for the State of County aforesaid, personally appeared William Thomas Briley and wife, Fayla Briley, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 30th day of April, 2003.

David M. Smythe
Notary Public

My Commission Expires: 11-26-05