THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 08/13/04 08:58 6pgs
Fees:33.00 Taxes:240.50
20040813-0097911

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Kenneth D. Breedlove, et ux 6854 Herbert Shannon Rd Spencer, Tn. 37172	Same as New Owner	Map 11 P/O Parcels 78, 78, 91

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, the Estate of Nell D. Lemley, by and through her Conservator, Byron Thrasher. hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto KENNETH D. BREEDLOVE and wife, KIMBERLY L. BREEDLOVE, 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:

BEING a tract of land in the 3rd Councilmanic District of Davidson County, Tennessee, described as Tract No. 2 on an unrecorded survey dated June 28, 2004 by Tommy E. Walker, R.L.S. No. 1465, as follows, to-wit:

BEGINNING at an iron pin in the southerly margin of Greer Road, said pin being the most northeasterly corner of the herein described tract and a common corner to Lena Tate Thompson (Instrument No. 20000718-70657 RODCT); thence now leaving said margin with the west line of said Thompson , S 12 deg. 31 min. 52 sec. W, 261.66 feet to an iron pin at a post; thence, S 87 deg. 58 min. 27 sec. E 258.44 feet to an iron pin at a corner post in the west line of Byron J. Thrasher, et ux, (DB 4910, pg 554, RODCT); thence with said Thrasher's west line, S 41 deg. 27 min. 59 sec. W 1258.04 feet to a corner post in the north line of Gary F. Hahn (DB 7360, pg 296, RODCT); thence with the same N 85 deg. 48 min. 09 sec, W, 199.86 feet to an iron pin, said pin being a common corner to Ellis H. Weaks, et ux (DB 4236, pg 413 RODCT); thence, North 31 deg. 33 min. 00 sec. E, 1111.93 feet to an iron pin at a white oak; thence, S 86 deg. 55 min. 01 sec. E, 141.87 feet to an iron pin; thence N 12 deg. 31 min. 52 sec. E, 272.63 feet to an iron pin in the southerly margin of said Greer Road, said pin being a common corner to tract 1 of said Lemley property; thence with said margin and a curve to the right having a radius of 248.41 feet for a curve distance of 50.16 feet to the point of beginning containing 7.625 acres more or less, more or less.

BEING a part of the same property conveyed to William H. Lemley and wife, Nell D. Lemley by deed from Robert W. True and wife, Louise B. True, of record in Book 4355, page 77, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to William H. Lemley and wife, Nell D. Lemley by deed from Goodlett Binkley, Alma B. Spivey, Glennie B. Benton, Edith B. Adams and Tyler Evitts, heirs at law of Ida G. Binkley, deceased, of record in Book 4544, page 134, said Register's Office. And, the said William H. Lemley died, testate, on December 26, 2003, at which time the property became vested in his surviving spouse, Nell D. Lemley, in fee simple. And, the said Nell D. Lemley suffers from a mental and physical disability as a result of which Byron Thrasher was appointed Conservator of the person and Estate of Nell D. Lemley by Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, In the Matter of: The Conservatorship of Nell D. Lemley, Ward, Byron Thrasher, Conservator, Docket Number 04P-692; and the real property described hereinabove was sold at auction sale on July 17, 2004 by

Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and a certified copy of the said Order approving the sale is attached hereto as an Exhibit to this Warranty Deed.

The foregoing description was prepared from a survey dated June 28, 2004 by Tommy E. Walker, R.L.S. No. 1465.

This is unimproved property 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 the GRANTOR'S respective heirs or personal representatives, or by any adjoining property owner for a period of twenty-five (25) years from date hereof:

1. All residences shall have a minimum of 1,400 square feet of living area, exclusive of porches, garages, carports or basements.

2. No residence shall be constructed or maintained with outside walls constructed of any material other than brick, vinyl siding, wood, stucco or a combination thereof. No exposed block. Brick to grade.

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

4. No commercial poultry or no swine may be kept on property. Horses or cattle are allowed.

5. All setback requirements shall meet all County specifications.

6. No tract shall be sold for the purpose of removing top soil or excavation.

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

The foregoing restrictive covenants may be enforced by any owner of any lot shown on the unrecorded survey dated June 28, 2004 by Tommy E. Walker, R.L.S. 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 lots shown on the unrecorded survey dated June 28, 2004 by Tommy E. Walker, R.L.S. No. 1465, 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 the property shown on the unrecorded survey dated June 28, 2004 by Tommy E. Walker, R.L.S. No. 1465 and the restrictive covenants contained in any previous deed, if any, 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 the GRANTOR 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 2004, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, when due.

2. Subject to any and all matters as they may appear on the unrecorded survey dated June 28, 2004 by Tommy E. Walker, R.L.S. No. 1465.

3. Subject to Restrictive Covenants as set forth and described herein above.

And, the GRANTOR does further covenant and bind the GRANTOR and the GRANTOR'S successors or assigns 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.

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

"GRANTOR"

Byron Thrasher Conservator
BYRON THRASHER, Conservator of the Estate of Nell D. Lemley

"GRANTEES"

Kenneth D. Breedlove
KENNETH D. BREEDLOVE

Kimberly L. Breedlove
KIMBERLY L. BREEDLOVE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BYRON THRASHER, Conservator of the Estate of Nell D. Lemley, and KENNETH D. BREEDLOVE and wife, KIMBERLY L. BREEDLOVE, 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 11th day of August, 2004.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Kenneth D. Breedlove
Affiant

Sworn to and subscribed before me, this the 11th day of August, 2004.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
(Probate Division)

RICHARD R. ROOKER, CLERK

IN THE MATTER OF:	)	
	)	
THE CONSERVATORSHIP OF	)	
NELL D. LEMLEY,	)	
Ward	)	**Docket # 04P-692**
	)	
BYRON THRASHER,	)	
Conservator	)	***Signed Copy Requested***

Order Approving the Sale of Real Properties

This cause came on to be heard on the 6th day of August, 2004, before the Honorable Randy Kennedy, Judge, Seventh Circuit Court for Davidson County, TN, upon a motion by the Conservator, Byron Thrasher, to approve the sale of the Ward's real properties from an auction sale held on July 17, 2004 by Ron Gregory Realty & Auction, Inc., and it appearing that the motion is in order and that the sale of the said real properties should be approved.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED, AS FOLLOWS:

1. That the sale of the house and 6.003 acres located at 3013 Greer Road, Goodlettsville, TN 37072, to W. H. Howse in the amount of $123,500.00 is specifically approved.

2. That the sale of the unimproved property located on Greer Road, Goodlettsville, TN 37072, containing 7.625 acres, more or less, to Kenneth Breedlove in the amount of $65,000.00 is specifically approved.

3. That the anticipated costs and expenses for the sale and closing of the said properties are hereby approved, subject to an increase for unidentified expenses of not more than ten (10%) of the aggregate of such costs and expenses.

Entered on this the 6th day of August, 2004.

RANDY KENNEDY, JUDGE

APPROVED FOR ENTRY:
HOMER R. AYERS, Attorney at Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904
(615) 859-2500
BPR # 2580

HOMER R. AYERS,
Attorney for the Conservator

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order has been mailed via U.S. Mail, first class postage prepaid, on this the 10 day of June, 2004, to the following persons:

1. Louise French
456 Caprice Drive
Nashville, TN 37209

2. Billie Sue Lloyd
6553 Marauder Drive
Nashville, TN 37209

3. Jimmy Glenn Johnson
479 Annex Avenue
Nashville, TN 37209

4. Suzanne Russell
102 Whispering Hills West
Hot Springs, AR 71901

5. Donna Nichols
22 Mooregate Square
Atlanta, GA 30327

6. Dennis Bush
3824 New Highway 96 West
Franklin, TN 37064

10. Julia Qualls
Rt. 3, Box 53
Linden, TN 37096

11. Jimmy Gayle
5307 Hunters' Points Court
Nashville, TN 37076

12. Thomas Gayle
102 Elissa Drive
Hendersonville, TN 37075

13. Lucy L. Weldon
P.O. Box 468
Grant, AL 35747

14. Larry L. Carney
229 Decatur Road
McDonough, GA 30253

15. Paulette S. Hart
1051 Spruce Street
Mt. Morris, MI 48458

7. Betty Ruth Smotherman Chippington
94 Berkley Drive, Towers Apartments
Madison, TN 37115

8. Billy Smotherman
205 Downymeade Drive
Nashville, TN 37214

9. Norma Jennings
4270 Moores Lane
Culleoka, TN 38415

16. Shirley Spence
Box 304, Rt. 1, Roan Creek
Lobelville, TN 37097

17. Byron Thrasher
2991 Greer Road
Goodlettsville, TN 37072

Homer R. Ayers, Attorney

I hereby certify that this is a true copy of original instrument filed in my office this 6TH day of August 20 04
RICHARD R. ROOKER, CLERK
By _____ Deputy Clerk

RICHARD R. ROOKER
CIRCUIT COURT CLERK