Davidson County DEEDWARR
Recvd: 02/03/05 12:57 4 pgs
Fees:23.00 Taxes:497.09
20050203-0012834

This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

After Recording RETURN TO:
Westside Title, Inc.
531 Rivergate Parkway
Goodlettsville, TN 37072-2027

ADMINISTRATOR'S DEED

Address new owner as:
Joni L. Stewart
115 Waters Edge Lane
Hendersonville, Tennessee 37075

Send tax bills to:
Same

P/O Map-Parcel
Map 23
Par 44.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, John E. Clemmons, Administrator, c.t.a., of the estate of William C. Link Deceased, pursuant to the authority and directions of the Probate court of Davidson County, Tennessee, have this day bargained and sold, and do hereby transfer and convey to the said Joni L. Stewart, a married person, her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Tract 3

A tract of land in the 3rd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 44 on Tax Map 23, and being more particularly described as follows:

Commencing at a concrete highway monument on the easterly right-of-way margin of Crocker Springs Road (right-of-way width varies), also being the Southwest corner of Joseph F. Carnahan, as of record by Instrument No. 20010927-0104640, Register's Office Davidson County, (R.O.D.C.) Tennessee, and proceeding as follows to the Point of Beginning: South 29 degrees 20 minutes 54 seconds East, 158.82 feet to a concrete highway monument and South 32 degrees 14 minutes 00 seconds East, 155.09 feet, to the Point of Beginning the common property corner of Tract 2 and Tract 3.

From the Point of Beginning and leaving the easterly right-of-way margin of said road and with the common property line of Tract 2 and Tract 3, North 69 degrees 41 minutes 02 seconds East, 759.68 feet, to an iron rod, new; thence, North 76 degrees 20 minutes 28 seconds East, 929.88 feet, to a iron rod, new on the westerly property line of Betty Ann Hudgins, of record in Deed Book 5401, Page 787, Register's Office for Davidson County, Tennessee; thence, With said Hudgins and leaving the common property corner of Tract 2 and Tract 3, South 06 degrees 49 minutes 12 seconds West, 88.19 feet, to a planted stone old; thence, Leaving Hudgins and with the common property line of Nora J, Blaylock, of record in Deed Book 10563, Page 717, Register's Office for Davidson County, Tennessee, South 13 degrees 57 minutes 22 seconds East, 92.65 feet, to an iron rod, new; thence, South 45 degrees 25 minutes 26 seconds West, 176.27 feet to an iron rod, new, the common property corner of Tract 3 and Tract 4; thence, Leaving said Blaylock property and with said common property line of Tract 3 and Tract 4, South 83 degrees 36 minutes 17 seconds West, 701.10 feet to an iron rod, new; thence, South 69 degrees 41 minutes 02 seconds West, 753.16 feet, to an iron rod, new on the easterly right-of-way margin of Crocker Springs Road; thence, With said right-of-way margin, North 32 degrees 14 minutes 00 seconds West, 186.12 feet to

the Point of Beginning and containing 331,048 square feet or 7.600 acres, more or less, according to a survey made by Kenneth Hinkle, Jr., TN No. 810, Ragan-Smith Associates, 315 Woodland Street, Nashville, Tennessee 37206, dated November 12, 2004.

Tract 4

A tract of land known as Tract 4 in the 3rd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 44 on Tax Map 23, and being more particularly described as follows:

Commencing at a concrete highway monument on the easterly right-of-way margin of Crocker Springs Road (right-of-way width varies), also being the Southwest corner of Joseph F. Carnahan, as of record by Instrument No. 20010927-0104640, Register's Office Davidson County, (R.O.D.C.) Tennessee, and proceeding as follows to the Point of Beginning: South 29 degrees 20 minutes 54 seconds East, 158.82 feet to a concrete highway monument and South 32 degrees 14 minutes 00 seconds East, 341.21 feet to an iron rod, new the Point of Beginning. The common property corner of Tract 3 and Tract 4.

From the Point of Beginning and leaving said right-of-way margin and with the common property line of Tract 3 and Tract 4, North 69 degrees 41 minutes 02 seconds East, 753.16 feet, to an iron rod, new; thence, North 83 degrees 36 minutes 17 seconds East, 701.10 feet to an iron rod, new, being a common property corner of Norma J. Blaylock, of record in Record Book 10563, Page 717, R.O.D.C., Tennessee; thence, With said Blaylock's westerly property line, South 45 degrees 25 minutes 26 seconds West, 30.44 feet, to an iron rod, old; thence, South 43 degrees 15 minutes 18 seconds West, 98.48 feet, to an iron rod, new; thence, South 40 degrees 39 minutes 16 seconds West, 82.50 feet, to an iron pipe, being the northwest corner of Kurt C. Berger, of record in Record Book 10200, page 659, R.O.D.C., Tennessee; thence, With said common property line, South 72 degrees 23 minutes 13 seconds West, 483.36 feet to an iron rod, old, being the northeast corner of James Albert Mayberry and wife, Constanace J. Mayberry of record in Record Book 11572, Page 605, R.O.D.C. Tennessee; thence, With said Mayberry's northerly and northwesterly property lines, South 76 degrees 41 minutes 38 seconds West, 95.18 feet, to an 1" iron rod, old at base of wooden fence post; thence, South 17 degrees 03 minutes 32 seconds West, 195.99 feet to a an iron rod, old, at base of metal fence post, being the northwest property corner of Charles Raymond Hall and wife, Guinnia Sue Hall of record in Record Book 5261, Page 127. R.O.D.C., Tennessee; thence, With Hall's northwesterly property line, South 18 degrees 26 minutes 29 seconds West, passing an 3/8 " iron rod, old (by others) at 575.84 feet, in all 582.20 feet. to an iron rod, old at the base of wooden fence post, being the easterly right-of-way margin for Crocker Springs Road, thence, With said easterly right-of-way margin, North 31 degrees 49 minutes 25 seconds West, 269.47 feet, to an iron rod, new; thence, North 35 degrees 05 minutes 51 seconds West, 80.63 feet, to an iron rod, new, the southerly most property corner of Lot 1 of the unrecorded plat of M.E. Link Subdivision; thence, Leaving said right-of-way margin and with said southeasterly property line of Lot 1, North 58 degrees 52 minutes 37 seconds East, 342.39 feet, to an iron rod, new; thence, North 18 degrees 26 minutes 29 seconds East, 100.82 feet, to an iron rod, new; thence, North 17 degrees 03 minutes 32 seconds East, 270.58 feet, to an iron rod, new; thence, North 18 degrees 27 minutes 25 seconds West, 30.00 feet, to an iron rod, new, the northerly most property corner of Lot 2 of said unrecorded plat; thence, With the common property line of Lot 2 and Tract 4, South 68 degrees 58 minutes 06 seconds West, 657.17 feet, to an iron rod, new being in the easterly right-of-way margin of Crocker Springs Road; thence, With said easterly right-of-way margin, North 26 degrees 54 minutes 09 seconds West, 73.74 feet, to a concrete highway monument

old; thence, North 32 degrees 14 minutes 00 seconds West, 46.50 feet to the Point of Beginning and containing 290,900 square feet or 6.678 acres, more or less, according to a survey made by Kenneth Hinkle, Jr., TN No. 810, Ragan-Smith Associates, 315 Woodland Street, Nashville, Tennessee 37206, dated November 12, 2004.

Being part of the same property conveyed to M. E. Link by deed of record in Book 494, page 557, said Register's Office. M.E. Link died on February 17, 1960. Reference is here made to the Affidavit of Elaine Dismang filed under Number 03P-436 in the Seventh Circuit Court for the Twentieth Judicial District of Tennessee, at Nashville, Probate Division for heirs at law. Pursuant to Order No. 03P-346 in the Seventh Circuit Court, Probate Division, John E. Clemmons, as Administrator, c.t.a. is authorized to convey and sell subject property.

SUBJECT to a field line easement that benefits Lot 2 of the proposed M. E. Link Subdivision, beginning at a common corner of Tract 4 and Lot 2 on the easterly margin of Crocker Springs Road, described as follows: Beginnings at an iron rod, new, in the easterly right of way of Crocker Springs Road and being the common corner of Tract 4 and Lot 2; thence N 26 deg. 54 min. 09 sec. W, 27.63 feet to a point; thence N 54 deg. 56 min. 24 sec. E 119.19 feet; thence S 35 deg. 03 min. 36 sec. E 58.11 feet to a point in the common boundary line of Tract 4 and Lot 2; thence with said boundary line, S 68 deg. 58 min. 06 sec. W 126.90 feet to the point of beginning, containing 5,207 square feet, more or less.

FURTHER SUBJECT to a field line easement that benefits Lot 1 of the proposed M. E. Link Subdivision, beginning at a common corner of Tract 4 and Lot 1 on the easterly margin of Crocker Springs Road, described as follows: Beginning at an iron rod, new, on the easterly margin of Crocker Springs Road and being the common corner of Tract 4 and Lot 1; thence with the common boundary line of Tract 4 and Lot 1 of the unrecorded plat of M. E. Link Subdivision, N 58 deg. 52 min. 37 sec. E 115.24 feet to a point; thence S 35 deg. 03 min. 36 sec. E 25.04 feet to a point; thence S 58 deg. 52 min. 40 sec. W 115.22 feet to a point in the easterly margin of Crocker Springs Road; thence with said margin, N 35 deg. 05 min. 51 sec. W 25.04 feet to the point of beginning, containing 2,878 square feet, more or less.

The minimum square footage of living area of any one story residence erected on this property shall be 1,500 square feet and any two story residence 1,800 square feet, as measured from exterior walls; provided, however, that garages, carports, porches, basements and similar spaces shall be in addition to and not included in the above stated minimum square feet requirements. All detached garages, barns and/or utility buildings shall be painted or stained to coordinate with the décor of the residence. No trailer, tent, shack, barn, unattached garage or any other outbuilding shall be erected on or moved onto this property, or used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted. No dwelling shall be moved onto this property. No structure of any kind except a dwelling house may be occupied as a residence, and the outside of any building so occupied must be completed before occupancy. These restrictive covenants shall become effective upon recordation of this instrument and shall run with the land and be binding on all persons claiming under and through Grantee for a period of thirty (30) years.

This is unimproved property located on Crocker Springs Road, Goodlettsville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Joni L. Stewart, her heirs and assigns, forever, as fully and completely as

an administrator might or should convey the same, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2005.

WITNESS my hand this 31st day of January 2005.

JOHN E. CLEMMONS, Administrator c.t.a. of the Estate of William Clark Link, Deceased

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John E. Clemmons, Administrator, c.t.a., of the estate of William C. Link Deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of January 2005.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $134,348.00.

AFFIANT

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Subscribed and sworn to before me, this 31st day of January 2005.

My Commission Expires FEB. 10, 2008

NOTARY PUBLIC

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.