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

Davidson County DEEDWARR
Recvd: 03/08/05 09:15 3 pgs
Fees:18.00 Taxes:183.21
20050308-0025142

WARRANTY DEED

Address new owner as:
Randy Tobitt
1508 Rosebank Avenue
Nashville, Tennessee 37206

Send tax bills to:
Same

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, we, James D. Ezzell and wife, Bette C. Ezzell, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Randy Tobitt and wife, Misty Tobitt, ("Grantees"), their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

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, Tennessee and proceeding as follows to the Point of Beginning: South 29 degrees 20 minutes 54 seconds East, 125.00 feet to an iron rod, new, the Point of Beginning, the common property corner of Tract 1 and Tract 2.

From the Point of Beginning and leaving the easterly right-of-way margin of Crocker Springs Road, at the common property corner of Tract 1 and Tract 2 and proceeding as follows:

With the common property line of Tract 1 and Tract 2, North 69 degrees 41 minutes 02 seconds East, 776.51 feet, to an iron rod new; thence, North 74 degrees 09 minutes 22 seconds East, 1055.30 feet, to an iron rod new, being in the westerly line of Betty Ann Hudgins, of record in Deed Book 5401, Page 787,'Register's Office for Davidson County, Tennessee; thence, with said Hudgins westerly property line, South 06 degrees 49 minutes 12 seconds West, 236.72 feet, to an iron rod new; thence, leaving said Hudgins westerly property line and with the common property line of Tract 3 and Tract 2, South 76 degrees 20 minutes 28 seconds West, 929.88 feet, to an iron rod new; thence, South 69 degrees 41 minutes 02 seconds West, 759.68 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, 155.09 feet, to a concrete monument old; thence, North 29 degrees 20 minutes 54 seconds West, 33.82 feet to the Point of Beginning and containing 341,996 square feet or 7.851 acres, more or less, described according to a survey prepared by Kenneth H. Hinkle, Jr., TN No.

810, Ragan-Smith Associates, 315 Woodland Street, Nashville, TN 37206, dated November 12, 2004.

Being the same property conveyed to James D. Ezzell and wife, Bette C. Ezzell, by deed from John E. Clemmons, Administrator, c.t.a., of record in Instrument Number 20050224-0020655, in the office of the Register of Davidson County, Tennessee.

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 at 2262 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 Grantees their heirs and assigns, forever.

And we, the Grantors, covenant with the Grantees that we are lawfully seized and possessed

of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and for real property taxes for the year 2005.

And we, the Grantors, further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 3rd day of March 2005.

JAMES D. EZZELL

BETTE C. EZZELL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James D. Ezzell and wife, Bette C. Ezzell, the within named 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, at office, this 3rd day of March 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 $49,515.00.

AFFIANT

Subscribed and sworn to before me, this 3rd day of March 2005.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires SEPT. 22, 2007

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.