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

Davidson County DEEDWARR
Recvd: 08/25/05 13:42 2 pgs
Fees:13.00 Taxes:414.40
20050825-0101684

ADMINISTRATOR'S DEED

Address new owner as:
Claude E. Wair
P.O. Box 246
White Creeks, Tennessee 37189-0248

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, 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 Claude E. Wair, a single person, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

LAND and all improvements in Davidson County, Tennessee, being Lot 1 on the Final Plat of M. E. Link Subdivision filed at Instrument No. 20050729-0089190, Register's Office for said County, reference to which is here made for a more complete description thereof.

BEING part of the same property conveyed to M. E. Link by deed from Mrs. Fannie Owens, a widow, dated July 16, 1917, said Register's Office. The said M. E. Link having since died. Pursuant to Order No. 03P-346 in the Seventh Circuit Court for the Twentieth Judical District of Tennessee at Nashville, Probate Division, authority is given to John E. Clemmons, Administrator, c.t.a. to convey title to the above described property.

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 improved property known as Lot 1, 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 the said Claude E. Wair, his 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.

The liability and obligations of the Grantor to Grantee and Grantee's successors and assignees under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument by merely define the scope, nature and amount of such liability or obligations.

WITNESS my hand this 25TH day August, 2005.

John E. Clemmons, Administrator c.t.a.

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 25TH day August, 2005.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $112,000.00.

Claude E Wax
AFFIANT

Subscribed and sworn to before me, this 25TH day August, 2005.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

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.