This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 10/30/07 14:45 3 pgs
Fees:18.00 Taxes:304.29
20071030-0128021

ADDRESS NEW OWNER:

Rita Faye Upton
2664 Baker Road
Goodlettsville, TN 37072

SEND TAX BILL:

New Owner

MAP AND PARCEL:
Map 6.00 P/O Parcel 079

MORTGAGEE:
None

MAP AND PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jane W. Burnette, a widow** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Rita Faye Upton, a single person** ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Tract 1
6.047 Acres

Being a tract of land in the 3rd Councilmanic District of Davidson County Tennessee and a portion of that property conveyed to Jane W. Burnette in BK 20030822, PG 122221 RODCT more accurately described according to a survey dated 1/09/04 and revised on 9/10/07 by Tommy E. Walker R.L.S. #1465 as follows:

Beginning at an iron pin in the southwesterly margin of Baker Road, said pin being the most southeasterly corner of the herein described tract and a common corner to Don Houchin (DB 4846, PG 983 RODCT; Thence now leaving said margin with the northwesterly line of said Houchin S 54°55'03" W, 1846.64' to an iron pin; Thence N 22°43'06" W, 170.00' to an iron pin; Thence N 56°51'29" E, 1264.15' to an iron pin near the southerly corner of a n existing barn; Thence N 50°11'58" E, 523.46' to an iron pin in said margin; thence with the same S 43°40'27" E, 168.19' to the point of beginning containing 6.047 acres more or less.

Being part of the same property conveyed to Albert S. Burnette and wife, Jane W. Burnette, Albert S. Burnette having since died, by deed from the Heirs-at-Law of David Akeman and Estelle Stanfill Akeman, of record in Book 4819, page 458, Register's Office of Davidson County, Tennessee, dated April 2, 1974. Affidavit of Inheritance of record in Instrument Number 20030822-0122221, said Register's Office.

This conveyance is made subject to such limitations and restrictions and easements as may affect the premises including, but not limited to, the following:

1. No single wide trailers permitted.
2. No swine, commercial raising of chickens, or commercial poultry can be kept on the property.
3. No storage of junk cars, storage of building materials or any other offensive or unsightly storage may be placed on tracts.

4. No noxious or offensive operations shall be conducted or maintained on any tract, and nothing shall be done on any tract which may constitute a nuisance or unreasonable annoyance to the neighborhood.
5. The right of the enforcement of these restrictive covenants is vested in the purchaser or assigns of tracts. Any such purchaser or any said Tracts shall have the right at any time to compel compliance with said covenants, or any of them or to prevent the violation of any of them by the institution of an action at law or a suite in equity for injunctive or other relief.
6. These restrictive covenants shall run with the land and shall expire on December 31, 2027.

This is unimproved property known as Tract 1 Baker Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 30th day of October, 2007.

Jane W. Burnette

Jane W. Burnette

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Jane W. Burnette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 30th day of October, 2007.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $82,239.20.

AFFIANT

Subscribed and sworn to before me this 30th day of October, 2007.

NOTARY PUBLIC

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11/22/08

Notary's Seal



My Commission Expires
November 22, 2008