PICK-UP

BILL GARRETT, Davidson County
Trans:T20120007256 DEEDQC
Recvd: 01/31/12 09:29 5 pgs
Fees:28.00 Taxes:66.60
20120131-0008583

THIS INSTRUMENT PREPARED BY:
Angela K. Washington, Attorney
11 Music Circle South, Suite 202
Nashville, TN 37203

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS CONDUCTED.

New Owner:	Send Tax Bills To:	Map and Parcel #
Suzanne H. Haselton **8733 Haselton Road** **Nashville, TN 37221**	**Suzanne H. Haselton** **8733 Haselton Road** **Nashville, TN 37221**	**Map 169** **Parcels 44 & 45** **(Tracts 1 & 2)**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of EIGHTEEN THOUSAND DOLLARS ($18,000.00), cash in hand paid, the receipt of which is hereby acknowledged **Barbara C. Haselton, a widowed woman,** by these presents does hereby quitclaim and convey unto **Suzanne H. Haselton, a widowed woman,** her heirs and assigns, all their right, title and interest in and to the following described tract of land:

TRACT ONE:

The 19.3 acres tract fronting on Hester Beasley Road more particularly described as follows:

Said tract lies wholly in the Ninth Civil District, Davidson County, Tennessee and bound in general by Hester Beasley Road on the north, easement road (Castleman Road) on the east, Haselton and Johnson on the south and Johnson and Hester Beasley Road on the west and more particularly described according to a survey by C. K. McLemore dated October, 1983 as follows:

Beginning in the center of Hester Beasley Road at the northeast corner of Johnson as described in Book 4637, page 600 RODC, thence with the center of Hester Beasley Road the following 8 calls: North 72 degrees 01 minutes East 118.7 feet; North 72 degrees 09 minutes East 285.0 feet; North 64 degrees 50 minutes East 106.1 feet; North 45 degrees 12 minutes East 107.0 feet; North 33 degrees 22 minutes East 125.5 feet; North 37 degrees 14 minutes East 770.8 feet; North 48 degrees 26 minutes East 69.5 feet and North 55 degrees 01 minutes East 149.4 feet to a railroad spike in Hester Beasley Road, thence south 69 degrees 25 minutes east 30 feet to a point in the south margin of Hester Beasley Road, thence south 50 degrees 01 minutes East 78.1 feet more or less to the center of Castleman Road; thence with said center line with the following 13 calls; South 45 degrees 53 minutes East 58.9 feet; South 32 degrees 10 minutes East 49.2 feet; South 46 degrees 29 minutes East 98.1 feet; South 59 degrees 29 minutes East 98.0 feet; South 61 degrees 47 minutes East 68.6 feet; South 32 degrees 10 minutes East 68.9 feet; South 11 degrees 11 minutes East 99.0 feet; South 00 degrees 08 minutes East 99.4 feet; South 20 degrees 23 minutes East 114.5 feet; South 12 degrees 28 minutes East 98.9 feet; South 24 degrees 42 minutes West 100.2 feet; South 35 degrees 17 minutes West 88.5 feet; South 43 degrees 00 minutes West 100.9 feet and South 35 degrees 59 minutes West 94.6 feet to Haselton's north line, thence with his north line, North 78 degrees 00 minutes West 657.3 feet to an iron pin, the northeast corner of Johnson, thence with her north line, North 70 degrees 47 minutes West 571.7 feet to an iron post, thence with another Johnson, North 13 degrees 23 minutes East 197.2 feet to the point of beginning and containing 19.36 acres,

more or less.

Being the same property conveyed to W.E. Haselton and wife, Suzanne H. Haselton as tenants in common, and to Barbara C. Haselton and John E. Haselton as tenants in common by deed from Christina Norris, Clerk and Master of record in Book 6491 Page 930, Register's Office for Davidson County, Tennessee.

TRACT TWO:

The 2.91 acres tract more particularly described as follows:

Said tract lies wholly within the Ninth Civil District, Davidson County, Tennessee and bound in general by Randolph and Ronnie Brown on the north, Claxton and Stephens on the east, Haselton on the south and Castleman Road (an easement road) on the west and being more particularly described according to a survey by C. K. McLemore, dated October, 1983, as follows:

Beginning in the center of Castleman Road in the northern boundary of Haselton as described in Book 5007, page 647, RODC, thence with his north line, South 78 degrees 00 minutes East 26.0 feet to an iron post, Stephen's southwest corner, thence with his west painted line North 39 degrees 13 minutes East 588.0 feet to an iron post, Claxtons' southwest corner, thence with his west line, North 44 degrees 19 minutes West 147.8 feet to an iron post and North 3 degrees 20 minutes West 357.2 feet to an iron post, the southeast corner of Ronnie Brown, thence with his south line, North 85 degrees 14 minutes West 198.3 feet to Randolph's southeast corner, thence North 69 degrees 25 minutes West 329.1 feet to a point in the south margin of Hester Beasley Road, thence South 50 degrees 01 minutes East 78.1 feet to the center of Castleman Road, thence with the following 14 calls along said center line: South 45 degrees 53 minutes East 58.9 feet; South 32 degrees 10 minutes East 49.2 feet; South 46 degrees 29 minutes East 98.1 feet; South 59 degrees 29 minutes East 98.0 feet; South 61 degrees 47 minutes East 68.6 feet; South 32 degrees 10 minutes East 68.9 feet; South 11 degrees 11 minutes East 99.0 feet; South 00 degrees 08 minutes East 99.4 feet; South 20 degrees 23 minutes East 114.5 feet; South 12 degrees 28 minutes East 98.9 feet; South 24 degrees 42 minutes West 100.2 feet; South 35 degrees 17 minutes West 88.5; South 43 degrees 00 minutes West 100.9 feet and South 35 degrees 59 minutes West 94.6 feet to the point of beginning and containing 2.91 acres, more or less.

Being the same property conveyed to Suzanne H. Haselton and W.E. Haselton as tenants in common, and to Barbara C. Haselton and John E. Haselton as tenants in common by deed from Christina Norris, Clerk and Master of record in Book 6491 Page 930, Register's Office for Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

The purpose of this quitclaim deed is to vest fee simple title in Suzanne Haselton, individually.

Said property is conveyed subject to the restrictive covenants attached hereto as Exhibit A.

Witness my hand this 25th day of January, 2012.

Barbara C Haselton

Barbara C. Haselton

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barbara C. Haselton, a widowed woman,** the bargainor(s) 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 and official seal, at Brentwood, Tennessee on this 26th day of **JANUARY, 2012.**

Angela K Washington

Notary Public

ANGELA K. WASHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:_____

MY COMMISSION EXPIRES:
September 9, 2014

STATE OF TENNESSEE ***COUNTY OF DAVIDSON***

The actual consideration for this transfer of property is ***$18,000.00*** and no other monetary consideration.

Barbara C Haselton

Affiant

Sworn to and subscribed before me this 26th day of JANUARY, 2012.



NOTARY PUBLIC

My commission expires: ~~MY COMMISSION EXPIRES:~~
September 9, 2014

RESTRICTIVE COVENANTS

For a period of fifty (50) years from the date of this deed to-wit:

1. This tract of real property shall not be used for any purpose except for residential purposes, and no residential building shall be constructed, altered or used for occupancy by more than one family.

2. No part of said real property shall be subdivided or reconveyed so as to permit a building lot area of less than the original parcel described above.

3. Any residential structure constructed on said real property shall contain not less than two thousand (2,000) square feet of enclosed floor space for living purposes per family dwelling unit, excluding any attached garage or below grade basement area. The exterior walls of such residential structure above grade shall be of stone, brick or masonry brick (but not concrete block or field stone), or wood (painted) or weathered unpainted western cedar or equivalent, over at least 75% of said area, exclusive of windows and doors. The fireplace may be of stone. The roof of such residential structure shall have a slope of not less than three (3") inches of vertical rise per twelve (12") inches of horizontal distance.

4. Nothing herein shall be deemed to prevent the use of a portion of any residence as an office for any business or profession conducted by the occupant of such residence; provided that not more than one-fourth (1/4) of the total area of such residence shall be devoted to such office space.

5. No noxious or offensive trade or activity shall be conducted or maintained on the real property herein conveyed, nor shall anything be done which can constitute a nuisance.

6. Nothing herein shall be deemed to prevent the construction of any barn, garage or other out-building on said real property; but any such barn, garage or out-building shall be located on the westerly one-half of the property herein conveyed.

7. No trailer, basement home, tenant garage, barn or other out-building shall be erected or used as either temporary or permanent residence and no outside privy or toilet shall be erected.

8. If any owner or occupant of the property hereinabove described shall violate or attempt to violate any of the covenants or restrictions contained herein, then the grantors herein, or any of their successors in interest, at any time may institute proceedings at law or in equity against the person or persons violating or attempting to violate said covenants and restrictions, to prevent such violation by injunction, or to recover damages for such violation.

9. If any one or more of the covenants or restrictions herein contained are declared invalid by order of any Court having jurisdiction, such invalidation shall in no way affect any other restriction herein contained, all of which shall remain in full force and effect, each restriction being treated as a separate covenant.

EXHIBIT "A"