WARRANTY DEED ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HARRY L SWAIN (NAME)	HARRY L. SWAIN (NAME)	Map 14
Rt #1 (STREET ADDRESS OR ROUTE NUMBER)	Rt #1 (STREET ADDRESS)	Pt Par. 38 M.O.
Joelton (CITY) (P. O. ZONE) Tenn. (STATE)	Joelton (CITY) (ZONE) Tenn. (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) - DOLLARS

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

Tower Real Estate Development Corp., a Tennessee Corporation have bargained and sold, and by these presents do transfer and convey unto the said Harry L. Swain and wife, June Ray Swain their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, according to a survey made by Hickerson and Hickerson, Engineers, dated September 3, 1964, more particularly described as follows:

Beginning at a point in the northerly margin of Clarksville Highway, US 41A, 838.7 feet west from the northwest corner of Clarksville Highway and Douglas Road; thence north 10 deg. 00' east a distance of 365.0 feet to an iron pin; thence north 80 deg. 00' east a distance of 117.5 feet to an iron pin; thence north 2 deg. 15' east a distance of 240.0 feet to an iron pin; thence north 87 deg. 45' west a distance of 125.0 feet to an iron pin; thence south 2 deg. 15' west a distance of 570.0 feet to an iron pin in the northerly margin on Clarksville Highway; thence easterly along the northerly margin of Clarksville Highway a distance of 210.0 feet to the point of beginning. Said tract being designated as Tract No. 2 and containing 2.47 acres.

Being part of the property conveyed to Tower Real Estate Development Corp., by deed from William Fendrix Teasley, Testamentary Trustee, as of record in Book 3788, page 776, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to the following restrictions and covenants:

1. Residences constructed on said property must have at least 1600 square feet of liveable floor area on the main floor with a modern indoor bath and if constructed with an attached garage the

(CONTINUED)

entrance shall be at the end or rear of said residence. All exterior walls shall be at least 75% brick or stone.

2. A minimum building setback line is hereby established as 250 feet from Clarksville Highway.
3. All detached buildings constructed on said property shall be painted except in case where outside walls are brick or stone.
4. All barns shall be at least 400 feet from Clarksville Highway and at least 50 feet from side lines of said property.
5. Any and all buildings shall be completed within 9 months from the time construction is started.
6. Said property will not be permitted to be used to store, old or wrecked cars, trucks, road machinery, crates, barrels, boxes; scrap metal or unsightly junk of any kind in excessive quantities on said property unless same is contained within a building.
7. The raising or keeping of swine on any portion of the above described property is prohibited. No more than 50 fowls shall be kept on said property.

I

This is unimproved (X) improved ( ) property, known as Clarksville Highway, Joelton, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said wife, June Ray Swain Harry L. Swain and their heirs and assigns, forever.

And it do/es covenant with the said Harry L. Swain and wife, June Ray Swain that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Tower Real Estate Development Corp. do/es further covenant and bind itself, its successors ~~and assigns~~ and representatives, to warrant and forever defend the title to the said land to the said Harry L. Swain and wife, June Ray Swain their heirs and assigns against the lawful claims of all persons whomsoever.

Witness hand this day of , 19

IN TESTIMONY WHEREOF Tower Real Estate Development Corp. has caused this instrument to be executed by its duly authorized official on this the 15th day of October, 1964.

TOWER REAL ESTATE DEVELOPMENT CORP.

BY: J. W. Cross III

J. W. CROSS III, President

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor....., with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19_____.

_____, Notary Public

Commission Expires _____

STATE OF _____
County of _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor....., with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19_____.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared J. W. Cross III and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and _____ respectively of the Tower Real Estate Development Corp. the within named bargainor, a corporation, and that (he) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said J. W. Cross III as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 15th day of October, 19 64

My commission expires 10-27-66

Notary Public

Stamps 3.85
Cons. 3,500 Ms

BOOK 3822 PAGE 878

WARRANTY DEED

FROM

TOWER REAL ESTATE DEVELOPMENT CORP., a Tennessee Corporation

TO

HARRY L. SWAIN AND WIFE, JUNE RAY SWAIN

STATE TAX $ 5.25
PROBATE .50
TOTAL $ 5.75

OCT 16 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID OCT 16 1964

5 4 7 0 4

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 16 9 19 AM '64

NOTE BOOK 110 PAGE 844
RECORDING FEE 2.25
DEP. REG.

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

PEDIGO & SAINDON