WARRANTY DEED — ATTORNEYS TITLE COMPANY

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| 5143 Buena Vista Rd. | Same | Map 59-13 |
| (NAME:) Mrs. Elizabeth Arrington | (NAME:) Same | Par. 9 |
| (STREET ADDRESS OR ROUTE NUMBER) 5143 Buena Vista Rd. | (STREET ADDRESS) Same | P.O. |
| (CITY) Nashville, (P. O. ZONE) Tenn. (STATE) | (CITY) (ZONE) (STATE) | |

For and in Consideration of the sum of ($2,000.00)

Two Thousand and 00/100 - - - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by the grantee herein, we, John F. Arrington and wife, Sue Arrington

have bargained and sold, and by these presents do transfer and convey unto the said

Mrs. Elizabeth Arrington

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 13th Civil District of Davidson County, Tennessee being a part of the Treppard Tract, J. R. Coarsey Trustee, and all of Lot No. 114, Treppard Heights Subdivision Sec. No. 7 of record in Book 2900, page 13, RODC, Tennessee, and the westerly one-half (½) of Lot No. 115 said Treppard Heights Subdivision, described as follows:
Beginning at an iron pin in the northerly margin of Hummingbird Drive said iron pin being the southerly corner between Lot 113 and Lot 114 said Treppard Heights Subdivision, Sec. No. 7, and running north 2 deg. 50' west 298 feet to an iron pin; thence north 23 deg. 35' west 454.9 feet to an iron pin; thence, north 61 deg. 00' east 210.3 feet to an iron pin; thence, south 19 deg. 21' east 409.8 feet to an iron pin; thence, south 34 deg. 05' east, 350.5 feet to an iron pin in the northerly R.O.W. line of Hummingbird Drive; thence, westerly along a curve having a radius of 983.2 feet 222.5 feet to the point of beginning, containing 3.07 acres, more or less.
Being a part of the property conveyed to W. E. Batey, Trustee, from J. R. Coarsey, Trustee, of record in Book 3429, page 567, Register's Office for Davidson County, Tennessee.

Said property is unimproved.

This property is sold and conveyed subject to the following Restrictions:

All Tracts shall be used and occupied for residential purposes only, But this does not prohibit the erection of a duplex.

No more than one residence shall be erected or maintained on any tract thereon at any time; which term residence may include a duplex.

The sewage disposal from any residence on the premises must meet all requirements of the sanitary laws of Davidson County, Tenn.

No nuisance of any kind shall be maintained or allowed on the premises, nor any use thereof made or permitted which shall be obnoxious or dangerous to health.

No trailer, basement, tent, shack, garage or barn or other outbuilding erected in the tract shall at any time, be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

All houses shall be constructed of not less than sixty percent brick or stone exterior and all garages or carports shall be attached to and forming a part of the main house or if detached, must be built of the same material as the main structure.

No dwelling shall be constructed on said tracts with a ground floor area of less than 750 square feet exclusive of garages, carports, and porches.

No building shall be located nearer to the front line or nearer to the side line than the building setback lines shown on the individual surveys of each tract. It is understood and agreed that porches, steps terraces, aprons to carports and garages, etc., may extend over the building line and that any measurement to determine compliance shall be taken from the main walls of the house to the front or side line of the tract on which it is constructed.

These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them to the First day of January, 1988.

The property is conveyed to the various purchasers subject to the zoning rules and regulations as set out by the Davidson County Planning and Zoning Commission.

This is unimproved (X) improved ( ) property, known as Hummingbird Drive, Nashville, Tenn.
(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 Mrs. Elizabeth Arrington her heirs and assigns, forever.

And we do covenant with the said Mrs. Elizabeth Arrington that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except 1964 taxes.

And we, John F. Arrington and wife, Sue Arrington do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mrs. Elizabeth Arrington her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 10 day of October, 1964

x John F. Arrington

x Mrs. Sue C. Arrington

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Ona A Owens, a Notary Public in and for said County and State, the within named John F. Arrington and wife, Sue Arrington

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

Witness my hand and official seal at ~~Nashville~~ White's Creek, Tennessee, this 10 day of October, 1964.

Ona A Owens, Notary Public

Commission Expires Oct. 30, 1966.

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 _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

# WARRANTY DEED

FROM
John F. Arrington and wife,
Sue Arrington

TO
Mrs. Elizabeth Arrington

55077

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 20 9 23 AM '64

NOTED: BOOK 110 PAGE 261
RECORDING FEE $ 2.00
DEP. REG. 2

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.

STATE TAX $ 3.00
PROBATE .50
TOTAL $ 3.50

OCT 20 1964

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

PAID OCT 20 1964

CT