WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Third National Bank, Trustee (NAME:)	Third National Bank, (NAME:)	Map 117-1
Third National Bank Bldg (STREET ADDRESS OR ROUTE NUMBER)	Trust Department (STREET ADDRESS)	Par. 140 m.o.
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Third National Bank Bldg Nashville, Tenn. (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ----------($10.00) ----------

----------*DOLLARS*

cash in hand paid by Third National Bank, Trustee, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, James H. Haley, Jr., Trustee,

have bargained and sold, and by these presents do transfer and convey unto the said Third National Bank, Trustee, with full power to sell, mortgage and convey without the joinder of any beneficiary, his successors *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 1 on the Plan of Glasgow Home Place, as of record in book 3500, page 112, Register's Office for said County.
Said Lot No. 1 fronts 150 feet on the westerly side of Bowling Avenue and extends back 279.6 feet on the northerly line and 283.1 feet on the southerly line to a dead line, measuring 150 feet thereon.
Being part of the real property conveyed to James H. Haley, Jr., Trustee, by deed from Nashville Bank & Trust Company of Nashville, Trustee, et al, of record in book 3765, page 465, said Register's Office.

This conveyance is made subject to 10-foot easement for public utility purposes along rear line of premises, 100-foot building setback line from Bowling Avenue, and conditions of owners certificate, as shown on plan of record in book 3500, page 112, Register's Office for said County; restrictive covenants contained in deed of record in book 3765, page 465, said Register's Office; and to restrictive covenants as follows:

The land herein conveyed is sold and conveyed subject to the following covenants and restrictions which are hereby agreed and declared to be and constitute covenants running with the land, binding on the grantee and the heirs, successors or assigns of grantee for a period of twenty five years from and after October 15, 1964 to-wit:

1. Said land shall be used for residential purposes only; and only one house is to be erected or constructed on said land above described, and no outhouse or outhouses are to be erected or constructed on said above described property, other than a garage which shall be in strict harmony with the residence built on said lot. No building or buildings shall be nearer than 25 feet to the side lines or rear line of the lot, and said garage shall in no event be in front of the building line established for residences, as hereinabove set out; the doors or the entrance to the garage shall not face upon Bowling Avenue.

2. A one story residence shall contain not less than 2000 square feet area on first floor plus an attached garage of not less than 400 square feet of area. A one story residence with basement garage shall contain not less than 2200 square feet of area, exclusive of basement and attic area. A two story residence shall contain not less than 1600 square feet area on first floor and not less than 800 square feet area on second floor plus an attached garage of not less than 400 square feet of area. A two story residence with basement garage shall contain not less than 1800 square feet of area on first floor and 800 square feet of area on second floor exclusive of basement and attic area. No apartment house, duplex, or other multiple dwelling house or boarding house, nor any commercial enterprise, shall be constructed, operated or maintained on the above described property.

3. All buildings erected on said land must follow a distinctive design, the garage must harmonize with the residence. Plans and specifications and location plot plans must be submitted to and be approved by grantor, its successors or assigns, prior to commencement of excavation or construction on said land. No building shall be constructed or maintained on said land unless plans and specifications and plot plans have been submitted and approved as aforesaid and unless construction of said building has been prosecuted and completed in strict accord with the approved plans and specifications. All construction work must be prosecuted with all due diligence and no incompleted structures shall be permitted to exist nor shall same be maintained upon said land for a period longer than ninety (90) days after cessation of actual construction work thereon in manner and by the customary number of workmen usually employed in constructing houses in said GLASGOW HOME PLACE.

4. No concrete block, concrete, or plastered building foundation shall be visible above the ground level.

5. It shall not be permissible to erect a temporary building on said property and no garage or garage house shall be permissible or occupied or erected or maintained on said property except as an adjunct to or for use and occupancy by the occupant of the residence house on said property.

6. No cows, swine or other nuisance shall be permitted to be kept on said property, and the premises shall not be used for the raising or maintenance of any live stock, poultry or fowls.

In the event one or more of the foregoing restrictions are declared to be null and void, or unconstitutional by any Court of competent jurisdiction in a suit involving said property or said restrictions, all other restrictions shall be and remain in full force and effect.

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unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Third National Bank, Trustee, its successors ..... *heirs and assigns, forever.*

And I *do covenant with the said* Third National Bank, Trustee, ... *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I ..... *do further covenant and bind* myself, my successors *heirs and representatives, to warrant and forever defend the title to the said land to the said* Third National Bank, Trustee, its successors *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand* *this* 1st *day of* September, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James A. Walker Jr.
Trustee Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Frank Nelson Jr., a Notary Public in and for said County and State, the within named James H. Haley, Jr., Trustee,

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

Witness my hand and official seal at Nashville, Tennessee, this 18 day of September, 19 64.

Frank Nelson Jr., Notary Public.

Commission Expires Nov 23rd 1964

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
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

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12,000.00

STATE TAX $ 18.00
PROBATE .50
TOTAL $ 18.50

OCT 29 1964

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

PAID OCT 29 1964
CT

Mail Webber-Vickers & Berg
306 Union

56396

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 29 3 45 PM '64
NOTED: BOOK 112 PAGE 331
RECORDING FEE # 2.00
DEP. REG. ---

WARRANTY DEED

FROM James H. Haley, Jr., Trustee

TO Third National Bank, Trustee

Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE