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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter M. Williams, Jr. (NAME)	Walter M. Williams, Jr. (NAME)	Forest Hills No. 21420
1306 Belmont Park Court (STREET ADDRESS OR ROUTE NUMBER)	1306 Belmont Park Court (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and----------00/100

($10.00)---------- *DOLLARS*

cash in hand paid by the grantees herein, Walter M. Williams, Jr., and wife, Carolyn B. Williams, and other good and valuable considerations, the receipt of which is hereby acknowledged;

A. & N. Development Corporation, a Tennessee corporation, has *have bargained and sold, and by these presents do transfer and convey unto* the said Walter M. Williams, Jr., and wife, Carolyn B. Williams, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Laurel Ridge, Section 3, as of record in Book 3600, page 9, Register's Office for said County.

Said Lot No. 35 fronts 286.9 feet on the northwesterly side of Laurel Ridge Drive and extends back 349.1 feet on the northeasterly line and 297.8 feet on the southwesterly line to a dead line, measuring 42 feet thereon.

Being part of the real property conveyed to A. & N. Development Corporation, by deed from Lucille Crandall Stanley, dated December 29, 1962, filed January 2, 1963, and recorded in book 3498, page 265, and by deed from Tyne Valley Development Company, dated July 26, 1963, filed August 5, 1963, and recorded in book 3611, page 388, said Register's Office.

This conveyance is made subject to restrictions as may be applicable to said subdivision.

This is { unimproved ( ) / 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 Walter M. Williams, Jr., and wife, Carolyn B. Williams, their *heirs and assigns, forever.*

And it does ~~do~~ *covenant with the said* Walter M. Williams, Jr., and wife, Carolyn B. Williams *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 A. & N. Development Corporation, a Tennessee corporation, does ~~do~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Walter M. Williams, Jr., et ux, Carolyn B. Williams, their ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 2 *day of* ~~February~~ March, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

A. & N. Development Corporation

By: Julian M. Harrison, Jr., President

Attest: Harry C. Howard

Harry C. Howard, Secretary

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 January 1, 1963, 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 35 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 the street.

2. A one story residence shall contain not less than 2,000 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 1,800 square feet of area, exclusive of basement and attic area. A two story residence shall contain not less than 1,600 square feet area on first floor and not less than 600 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 1,600 square feet of area on first floor and 600 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.

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 poultry or fowls.

7. Grantor shall have the right of refusal to repurchase said land at the same price that it was sold to grantee plus the expenses of the sale and resale, in the event that grantee does not build a residence on said land and desires to sell at any time before ten years from the date of grantee's deed.

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.

STATE OF ~~TENNESSEE~~ } GEORGIA
COUNTY OF ~~DAVIDSON~~ } FLOYD

Personally appeared before me, Ann Adams Free, *a Notary Public in and for said County and State, the within named* Julian M. Harrison, Jr.

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 Rome, Georgia, ~~Tennessee~~ *this* 2 *day of* March, *19* 65.

....., *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~~ } GEORGIA
COUNTY OF ~~DAVIDSON~~ } FLOYD

Before me, Ann Adams Free, *a Notary Public of the State and County aforesaid, personally appeared* Julian M. Harrison, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* A. & N. Development Corporation, *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in ~~Nashville, Tennessee~~ Rome, Georgia *this* 2 *day of* ~~February~~ March, *19* 65.

Notary Public

Commission Expires April 23, 1965

Mail to: Walker-Walker Co.
1203 Nashville Bk & Tr. Bldg
Nashville

WARRANTY DEED

FROM

A. & N. DEVELOPMENT CORPORATION

TO

WALTER M. WILLIAMS, JR., ET UX

73249

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 19 11 29 AM '65

RECORDING FEE 3.00

DEP. REG. ____

111 PAGE 287

STATE TAX $ 13.20
PROBATE .50
TOTAL $ 13.70

MAR 19 1965

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

MAR 19 1965

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

William D. Castleman, Atty.
415 Nashville Bank & Tr. Bl.

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