WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs Pauline Felts (NAME)	Mrs. Pauline Felts (NAME)	Map 14
1827 4th Ave N. (STREET ADDRESS OR ROUTE NUMBER)	1827 4th Ave N. (STREET ADDRESS)	Par. 69
Nashville Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville Tennessee (CITY) (ZONE) (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.

This Instrument Was Prepared By
Oliver W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, Hugh S. Schmidt and wife, Lady Claire Schmidt,

have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Pauline Felts her 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, described according to an unrecorded survey made by Hickerson and Hickerson, Engineers, dated July 9, 1964, revised October 20, 1964, and revised May 31, 1965, as follows, to-wit:

Beginning at a point 1262.0 feet on the westerly margin of Douglas Road from the northwest corner of Clarksville Highway and Douglas Road; thence north 81° 30' west a distance of 802.0 feet to a point; thence north 2 deg. 00' west 140.0 feet to a point; thence south 82° 10' east 870.0 feet to a point in the westerly margin of Douglas Road; thence along the westerly margin of Douglas Road in a southerly direction a distance of 152.0 feet, to the point of beginning and containing 2.7 acres, more or less.

Being the same property conveyed to Hugh S. Schmidt and wife, Lady Claire Schmidt, by deed from Tower Real Estate Development Corporation, a Tennessee Corporation, of record in Book 3905, page 135, 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 1000 square feet of liveable floor area on the main floor with a modern indoor bath and if constructed with an attached garage the entrance shall be at the end or rear of said residence. All exterior walls shall be at least 50% brick or stone.
2. A minimum building setback line is hereby established as 200 feet from Douglas Road.

(CONTINUED)

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 Douglas Road 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.



This is unimproved (X) improved ( ) property, known as Douglas Road, 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 Mrs. Pauline Felts her heirs and assigns, forever.

And we do covenant with the said Mrs. Pauline Felts 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.

And we, Hugh S. Schmidt and wife, Lady Claire Schmidt 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. Pauline Felts her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 27 day of August, 1965

Hugh S. Schmidt

Lady Claire Schmidt

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Dewey W. Pedigo, a Notary Public in and for said County and State, the within named Hugh S. Schmidt and wife, Lady Claire Schmidt

the bargainor S., 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, Tennessee, this 27 day of August, 1965.

Dewey W. Pedigo
Notary Public at Large

Commission Expires 10-27-66

DEWEY W. PEDIGO NOTARY PUBLIC DAVIDSON COUNTY, TENN. STATE AT LARGE

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

R.S. 1 20
Conv. 1550 "

WARRANTY DEED

FROM

HUGH S. SCHMIDT, ET UX

TO

MRS. PAULINE FELTS

STATE TAX $ 2.33
PROBATE .50
TOTAL $ 2.83

AUG 30 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID AUG 30 1965

FELIX Z. WILSON EX REGISTER
DAVIDSON COUNTY
STATE OF TENN

95181

AUG 30 8 50 AM '65

NOTED: BOOK 3928 PAGE 338
RECORDING FEE $ 2.00
DEP. REG. ____

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

PEDIGO & SAINDON

BOOK 3928 PAGE 941