WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Pauline Felts	Mrs Pauline Felts	MAP 14
1827 4th (NAME:) ave N.	1824 4th (NAME:) ave N	PAR 70
Nashville Tenn (STREET ADDRESS OR ROUTE NUMBER)	Nashville Tenn. (STREET ADDRESS)	MS
(CITY) (P. O. ZONE) (STATE)	(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
Warren W. Pedigo
Of The Law Firm Pedigo & Sandon
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 1110.0 feet on the westerly margin of Douglas Road from the northwest corner of Clarksville Highway and Douglas Road; thence north 80° 53' west a distance of 720.0 feet to a point; thence north 2° 00' west 140.0 feet to a point; thence south 81° 30' east 802.0 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 2.5 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 147, 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 hands this 27th 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 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, Tennessee, this 27th day of August, 1965.

Dewey W. Pedigo, Notary Public

Commission Expires 10-27-66

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. 2.20
Con. 1550

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

WARRANTY DEED

FROM

HUGH S. SCHMIDT, ET UX

TO

MRS. PAULINE FELTS

95182

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY
STATE OF TENN

Aug 30 8 50 AM '65

NOTED: BOOK 1132 PAGE 338
RECORDING FEE $ 2.00
DEP. REG. 2

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

PEDIGO & SAINDON

BOOK 3928 PAGE 945