WARRANTY DEED

BOOK 3944 PAGE 552

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Hatcher (NAME:)	James T. Hatcher (NAME:)	9D-47915
Route 5 (STREET ADDRESS OR ROUTE NUMBER)	Route 5 (STREET ADDRESS)	9D-49530
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Four Thousand and no/100 ($4,000.00) *DOLLARS*

cash in hand paid by James T. Hatcher and wife, Geneva L. Hatcher, the receipt of which is hereby acknowledged,

We, E. U. Buchi and wife, Mary Louise Buchi,

have bargained and sold, and by these presents do transfer and convey unto the said James T. Hatcher and wife, Geneva L. Hatcher, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being in the 9th Civil District of said County and State, being Lot No. 17, Harpeth Heights, Section 5, not of record, described according to survey made by Hal R. Swann, Jr., Surveyor, June 21, 1965, as follows:
Beginning on the southerly margin of Highway No. 100, at a point 292 feet east of the northeast corner of the property conveyed to Alvin W. Terrell and Son, Inc., by deed from E. U. Buchi and wife, of record in book 3882, page 487, Register's Office for said County; thence southerly 300 feet; thence easterly 146 feet; thence northerly 300 feet to the southerly margin of Highway No. 100; thence with the same, westerly 146 feet to the beginning.
Being part of the real property conveyed to E. U. Buchi, by deed from C. H. Forehand, of record in book 936, page 582, said Register's Office.

This conveyance is made subject to 100-foot building setback line from Highway No. 100 as shown on survey made by Hal R. Swann, Jr., Surveyor, June 21, 1965; and to restrictive covenants as follows:
1. That said land shall be used for residences for dwelling purposes only and not otherwise, and only one dwelling shall be erected on said lot. No out buildings on lot.
2. Residence shall be built of brick, stone, or stucco. Residence on said lot shall be erected so that the main front wall thereof shall be a minimum of one hundred (100) feet from the street on which said land fronts. Residence on said lot shall be twenty (20) feet of the side line.
3. No residence proper shall be erected on said lot which shall have a minimum of fourteen hundred (1400) square feet of living space.
4. No nuisance or pests of any kind shall be kept on premises of said property.

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

5. It is further contracted and agreed that these covenants and agreements are express covenants which run with the land and shall be binding upon purchaser and every purchaser or owner succeeding to this land for a period of twenty (20) years, from the date of this conveyance.

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 James T. Hatcher and wife, Geneva L. Hatcher, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* James T. Hatcher and wife, Geneva L. Hatcher, *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 *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James T. Hatcher and wife, Geneva L. Hatcher, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 28th *day of* September, *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.*

v C. H. Burchi

v Mary Louise Burchi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Loyelle P. Putnam, a Notary Public in and for said County and State, the within named E. U. Buchi and wife, Mary Louise Buchi,

the bargainor, 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 28 day of Dec., 1965.

Loyelle P. Putnam, Notary Public.

Commission Expires April 26 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
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.....

WARRANTY DEED

FROM

E. U. Buchi et ux.

TO

James T. Hatcher et ux.

01136

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 8 12 47 PM '65

NOTED: BOOK 112 PAGE 609

RECORDING FEE $ 2.50

DEP. REG. M

STATE TAX $ exempt

PROBATE

TOTAL $ 2.50

OCT 8 1965

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

PAID OCT 8 1965

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE