Mr. and Mrs. Ronald T. Coons
Bakers Station Road
Goodlettsville, Tennessee 37072

This
COSS, N BY ARDS
ATTORNEYS AT LAW
302 3rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

BOOK 4002 PAGE 547

WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____
SEND TAX NOTICES TO: Mr. and Mrs. Ronald T. Coons
ADDRESS: Bakers Station Road, Goodlettsville, Tennessee 37072

For and in Consideration of the sum of ——— $2,000.00 ———
— Two Thousand and No/100 ——————— DOLLARS

of which $778.08 has been paid in cash and the receipt of which is hereby acknowledged and in further consideration the Grantees assume and agree to pay the remaining unpaid balance of $1221.92 of a note to Zack Q. Myers, et ux as secured by lein retained in Deed of record in Book 3840, page 130, Register's Office for Davidson County, Tennessee, We

Map 6
Par. 23.4
MS

JAMES G. KING and Wife KATHRYN D. KING

have bargained and sold, and by these presents do transfer and convey unto the said

RONALD T. COONS and Wife BEVERLEY F. COONS

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 10th Civil District on Bakers Station Road, being Tract #5 of the unrecorded subdivision of the Zack Myers land, and described according to a survey by Odo E. Rhodes, as follows:

BEGINNING at a point in the L & N Railroad right-of-way said point being N. 18 deg. West 100 feet from the northeast corner of the land conveyed to William E. Lee, et ux by Deed from Zack Q. Myers, et ux as of record in Book 3836, page 212, Register's Office for said County; thence with said L & N Railroad right-of-way N. 18 deg. W. 100 feet to the corner of Tract # 6 of this land; thence with Tract # 6 So. 79 deg. 30' West 760 feet to a point in the line of Tract # 1; thence with Tract # 1 So. 29 deg. E. 100 feet to a point, a corner to Tract # 4; thence with Tract # 4 No. 80 deg. East 745 feet to the point of beginning and containing 1.75 acres, more or less.

Being the same property conveyed to James G. King, et ux from Zack Q. Myers, et ux by Deed of record in Book 3840, page 130, Register's Office for said County.

This property is Conveyed subject to the right-of-way of Bakers Station Road, and all easements apparent and of record, and to the following restrictions, which shall run until January 1, 1975:

(1) Any dwelling erected on said property shall be of finished outside construction, and shall contain a minimuim of 800 sq. ft. of living area on the ground floor.
(2) Any trailer or mobile home on the premises shall be on a solid foundation.
(3) No outside toilets may be used.
(4) There shall be no swine kept on the premises.

This is unimproved property near the North end of Bakers Station Road

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RONALD T. COONS and Wife BEVERLEY F. COONS their heirs and assigns, forever.

And we do covenant with the said RONALD T. COONS and wife BEVERLEY F. COONS 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, except for above mentioned balance of note, and 1966 taxes both of which will be paid by the Grantees.

And we, JAMES G. KING and Wife KATHRYN D. KING do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said RONALD T. COONS and Wife BEVERLEY F. COONS, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 30th day of March, 19 66

James C. King

Kathryn D. King

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STATE OF TENNESSEE
DAVIDSON County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES G. KING and Wife KATHRYN D. KING

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 Goodlettsville, Tennessee, this 30th day of March, 19 66.

Matt N. Thomson, Notary Public

Commission Expires July 31, 1968

STATE OF _____
County of _____

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

the bargainor ___, with whom I am personally acquainted, and who acknowledges 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

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

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$2000.00

MAIL: THOMSON REALTY CO.
GOODLETTSVILLE, TENN.

WARRANTY DEED

FROM

JAMES G. KING, ET UX

TO

RONALD T. COONS, ET UX

23035

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 4 12 47 PM '66
NOTE/D. BOOK 113 PAGE 754
RECORDING FEE $ 2.00
DEP. REG. 2

STATE TAX $ 3.00
PROBATE .50
TOTAL $ 3.50

APR 4 1966

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

PAID APR 4 1966

Madiso[illegible]ompany
MA[illegible]SSEE