WARRANTY DEED

BOOK 4018 PAGE 677

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Dean Biggs et ux. (NAME:)	Jerry Dean Biggs (NAME:)	14D-15950
Route 2 (STREET ADDRESS OR ROUTE NUMBER)	Route 2 (STREET ADDRESS)	Map 8
Joelton, Tennessee (CITY) (P. O. ZONE) (STATE)	Joelton, Tennessee (CITY) (ZONE) (STATE)	P/o Par 45 14D mp

For and in Consideration of the sum of Ten and no/100 ---------- (10.00) ---------- *DOLLARS*

cash in hand paid by Jerry Dean Biggs and wife, Peggy Joan Biggs, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

STATE TAX $ 4.50
PROBATE .50
TOTAL $ 5.00

MAY 20 1966

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

PAID MAY 20 1966

I, John Newland, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said Jerry Dean Biggs and wife, Peggy Joan Biggs, their

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, formerly the 24th, Civil District of said County and State, described according to a survey made by C. J. Carney, Surveyor, May 7, 1966, as follows: Beginning at a point on the easterly margin of the Nashville and Springfield Pike at the northwest corner of the property conveyed to Swen L. Capps and wife, Patsy D. Capps by deed from John Newland, of record in book 3532, page 457, Register's Office; thence with the easterly margin of said Pike north 8° west 100.5 feet, and north 7° west 80 feet to a point; thence eastwardly 746 feet to a point; thence southwardly 180 feet to a point; thence partly with the northern boundary line of said Capps property westwardly 726 feet to the beginning, containing 3.04 acres, more or less.
Being part of the real property conveyed to John Newland by deed from Annie Newland Armstrong and husband, et al, of record in book 2043, page 179, Register's Office for said County.

This property is hereby conveyed subject to the following restrictive covenants, which shall be covenants running with the land and binding upon grantees, their heirs and assigns for a period of 10 years from date hereof, and which are as follows:

1. Each house must have a minimum of 1000 square feet of living space; one family dwelling.

2. Said property to be used for residential purposes only and for no other purpose.

THIS INSTRUMENT WAS PREPARED BY
RAYMOND H. DARROW
ATTORNEY AT LAW
235 Third Avenue North
Nashville, Tennessee

RECORDED MAY 20 1966 8:45

unimproved ( )
This is 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 Jerry Dean Biggs and wife, Peggy Joan Biggs, their ..... *heirs and assigns, forever.*

And I *do covenant with the said* Jerry Dean Biggs and wife, Peggy Joan Biggs, ... *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except taxes for 1966 which are prorated and assumed by the grantees.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jerry Dean Biggs and wife, Peggy Joan Biggs, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 12th *day of* May, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DOCUMENTARY

John J. Weisland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Annie E. Reeves, *a Notary Public in and for said County and State, the within named* John Newland, unmarried,

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 ~~Nashville~~ White's Creek, *Tennessee, this* 14th *day of* May, *19* 66.

Annie E. Reeves, *Notary Public.*

Commission Expires July 28, 1968

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.....

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Value 3000.00

WARRANTY DEED

FROM

John Newland

TO

Jerry Dean Biggs et ux.

29123

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 20 12 20 PM '66

NOTED: BOOK 4018 PAGE 680

RECORDING FEE $ 1.50

DEP. REG.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE