WARRANTY DEED ATTORNEYS TITLE COMPANY

Samuel Frank Leyhew Sue H. Leyhew

INFORMATION FOR METROPOLITAN TAX ASSESSOR Tax Parcel No

SEND TAX NOTICES TO Fidelity Federal

ADDRESS 4th & Union St Nashville Tenn.

For and in Consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS

and other good and valuable considerations as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3886, page 649, Register's Office for Davidson County, Tennessee.

Charles Mack McKenzie and Wife, Elizabeth M. McKenzie

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

Samuel Frank Leyhew and Wife, Sue H. Leyhew

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 Civil District of Davidson County, Tennessee, designated as Tract No. 10, described according to an unrecorded survey made by Hickerson and Hickerson, Engineers, dated July 9, 1964, and revised October 20, 1964, as Follows: Beginning at a point in the northerly margin of Clarksville Highway, U. S. 41-A, 853.0 feet in an easterly direction from the northeast corner of Clarksville Highway and Douglas Road; thence north 6 deg. east 1425.3 feet to an iron pin; thence north 45 deg. 05' east 256.6 feet to an iron pin; thence south 5 deg. 25' west 1625.0 feet to an iron pin in the northerly margin of Clarksville Highway thence along the northerly margin of Clarksville Highway, north 79 deg. 00' west 183.0 feet to the point of beginning, containing 6.5 acres, more or less.

Being the same property conveyed to Charles Mack McKenzie, by deed from Tower Development Corp. if record in Book 3969, Page 954, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to the restrictions and covenants as follows:

1. Residences constructed on said property must have at least 1200 square feet of livable 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 250 feet from Clarksville Highway.
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 Clarksville Highway 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

(CONTINUED)

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.
8. Easement granted to Tennessee Gas Transmission Company, of record in Book 3610 page 12, Book 2247, page 58, Book 2475, page 286, Register's Office for Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Samuel Frank Leyhew and wife, Sue H. Leyhew their heirs and assigns, forever.

And it do/es covenant with the said Samuel Frank Leyhew and wife Sue H. Leyhew that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except as noted above.

And Charles Mack McKenzie and wife Elizabeth M. McKenzie do/es further covenant and bind Charles Mack McKenzie, my successors heirs and representatives, to warrant and forever defend the title to the said land to the said Samuel Frank Leyhew and wife, Sue H. Leyhew their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand this 30 day of June, 1966

× Charles Mack McKenzie
, Charles Mack McKenzie

× Elizabeth M. McKenzie
Elizabeth M. McKenzie

STATE OF TENNESSEE
Davidson County.

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 _____, Tennessee, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF Wisconsin
County of Jefferson

Personally appeared before me, Linda L. Langbecker, a Notary Public in and for said County and State, the within named Charles Mack McKenzie and wife Elizabeth M. McKenzie

_____

_____

the bargainor S, with whom I am personally acquainted, and who acknowledged that I executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Jefferson, Wisconsin, this 30th day of June, 19 66

Linda L. Langbecker, Notary Public

Commission Expires 3/22/70

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

WARRANTY DEED

FROM

Charles Mack McKenzie etux

TO

Samuel Frank Leyhew, etux

STATE TAX $ 2786
PROBATE 50
TOTAL $ 28.36

JUL 11 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY

PAID JUL 11 1966

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

35015

JUL 11 11 05 AM '66

RECORDING FEE $ 2.00

DEP. REG.

Attorneys

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