WARRANTY DEED

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Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
W. C. Keyt	W. C. Keyt	Map. 62
208 Cloverdale Ct.	208 Cloverdale Ct.	Par. 14 PW
Nashville, Tennessee 37214	Nashville, Tennessee 37214	

This Instrument Was Prepared By
Dewey W Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable considerations, receipt of which is hereby acknowledged, we, PORTER J. WEAKLEY and wife, DOROTHY C. WEAKLEY, have bargained and sold, and by these presents do transfer and convey unto the said WIDNEY C. KEYT and wife, ANTHA S. KEYT, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being parts of Lots Nos. 4 and 5 on the Plan of Robert Young Farm, as of record in Book 421, page 140, Register's Office for said County, described according to a survey made by Raymond P. Smith Co., Surveyors, March 23, 1966, as follows:

BEGINNING in the center of Pennington Bend Road at the northwest corner of the property conveyed to Donald R. Hall and wife, of record in Book 4010, page 823, said Register's Office; thence with said Hall's western boundary line south 11° 00' west 576 feet to an iron pin; thence north 77° 23' west 230 feet to an iron pin; thence north 11° 37' east 586.6 feet to the center of Pennington Bend Road; thence with the center of the same, south 74° 53' east 230 feet to the beginning, containing 3.1 acres, more or less.

BEING part of the real property conveyed to Porter J. Weakley and wife, Dorothy C. Weakley, by deed from Mrs. Marietta W. Young, widow, of record in Book 2441, page 565, said Register's Office.

THE ABOVE DESCRIBED property is conveyed subject to the following restrictions:



1. This parcel of land shall be used for residential purposes only.

2. No building shall be located nearer to the front line or nearer to the side line than the building setback lines shown. To determine compliance of this provision, measurement shall be taken in the manner then required by the zoning laws and regulations of the governing body having jurisdiction.

3. The ground floor area of any residential building, exclusive of garage, porches, or carports, shall not be less than 1500 square feet; except residential buildings with garage facilities in a basement area, in which case, the living area shall not be less than 1700 square feet.

4. All residential buildings shall have masonry or concrete foundations and at least 50% of the exterior wall area shall be of brick veneer or stone veneer construction.

5. Any residence erected on this parcel of land must have a two-car garage or carport attached thereto, except those residences which have garage facilities in the basement.

6. No more than one residence shall be erected or maintained on this parcel of land and no trailer, basement, tent, garage or other outbuildings shall be used as a residence temporarily or permanently.

7. Livestock or fowl may be maintained upon this parcel of land, provided same is not offensive to neighbors.

8. No noxious or offensive trade shall be carried on upon this tract of land or shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

9. The seller hereby reserves the right to cut grass and weeds on any unimproved parcel of land.

10. In conjunction with every residential building, there shall be installed an individual water system meeting the requirements of the governing body having jurisdiction, until or unless a system of city water is provided.

11. In conjunction with every residential building, there shall be installed an individual sewage disposal system meeting the requirements of the governing body having jurisdiction, until or unless a system of sanitary sewers is provided for sewage disposal.

12. It shall be obligatory upon the owner of the parcel of land to consult with the authorities of the governing body having jurisdiction before any driveways, culverts or other structures or grading are constructed within the limits of any dedicated roadways, and such placements or construction shall be done in accordance with the requirements of the governing body having jurisdiction in order that any roads or streets within the area which shall be attached by such placement or construction may not be disqualified for acceptance in the road system of the governing body having jurisdiction.

13. This parcel of land as shown hereon shall not again be subdivided, re-subdivided, altered or changed so as to produce less area than hereby established until a system of city water and a system of sewers is installed and made accessible to such parcel or parcels or otherwise approved by the Metropolitan Planning Commission and the Health Department.

14. All of the restrictions and provisions hereinabove set forth may be amended at any time and from time to time by any three parcel owners. The restrictive covenants as amended from time to time may be enforced by any parcel owner. Any failure to enforce these restrictions because of any violation shall not be deemed a waiver of such right as to any subsequent or other violation, said right being a continuing one.

15. Invalidation of any one of these covenants by proper court decree, or otherwise, shall in no wise affect any of the other provisions herein contained, it being intended in any such event that all other restrictions set out herein shall remain in full force and effect.

16. The covenants are to run with the land and shall be binding on all parties and all persons claiming under them to January 1, 1986.

This is { unimproved / improved } property, known as _____ (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 Widney C. Keyt and wife, Antha S. Keyt their heirs and assigns, forever.

And we do covenant with the said Widney C. Keyt and wife, Antha S. Keyt 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, Porter J. Weakley and wife, Dorothy C. Weakley do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Widney C. Keyt and wife, Antha S. Keyt their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 6th day of January, 19 67

Porter J. Weakley

Dorothy C. Weakley

STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, Bob Freeman, a Notary Public in and for said County and State, the within named Porter J. Weakley and wife, Dorothy C. Weakley

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 Nashville, Tennessee, this ___ day of January, 1967.

Bob Freeman, Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires July 26, 1967

Commission Expires _____

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

Compare R.P. $10,500 11/1/55 R&P $1875

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STATE TAX $ 15.75
PROBATE .50
TOTAL $ 16.25

JAN 13 1967

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

PAID JAN 13 1967

WARRANTY DEED

FROM PORTER J. WEAKLEY, ET UX

TO WILDNEY C. KEYT, ET UX

57057

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 13 11 04 AM '67

NOTED. BOOK 115 PAGE 600
RECORDING FEE $ 3.00
DEP. REG. 23

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.

PEDIGO & SAINDON