WARRANTY DEED

BOOK 4126 PAGE 238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas T. Baggott, III et ux (NAME:)	Same (NAME:)	Map 29
Rt. 2 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/o Par. 147
Joelton Tenn. 37080 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MG

For and in Consideration of the sum of Ten and no/100 ($10.00) ---------- *DOLLARS* cash in hand paid by Thomas T. Baggott, III and wife, Barbara R. Baggott, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, Third National Bank in Nashville, Executor under the Will of Josephine M. Schnupp, which is of record in Will Book 83, page 498, Probate Court for Davidson County, Tennessee, acting by and pursuant to the authority contained in said Will,

has ~~bargained~~ does *bargained and sold, and by these presents* ~~do~~ *transfer and convey unto the said* Thomas T. Baggott, III and wife, Barbara R. Baggott, 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 14th Civil District of Davidson County, Tennessee, described according to a survey by Gary R. Cummings, Surveyor, January 24, 1967, as follows:
Beginning at a point on the easterly margin of Eaton's Creek Road, said point being 210 feet south of the southerly line of the property conveyed to Frank B. O'Barr and wife, of record in book 3807, page 583, Register's Office for said County; thence north 89° east 1431 feet; thence south 3° 30' west 210 feet; thence south 89° west 1389.5 feet to the easterly margin of Eaton's Creek Road; thence with the same northerly 210 feet to the beginning, containing 6.8 acres, more or less.

The following restrictions are hereby imposed upon the above described property and shall be covenants running with the land for a period of twenty (20) years from and after April 15, 1967:

1. All residences must contain a minimum of 1,000 square feet of living area, excluding porches, garages, or breezeways.

2. All residences must be constructed of at least 75% brick or stone.

3. All residences must be set back from Eaton's Creek Road a minimum of 50 feet, and at least 10 feet from any side line.

4. All detached outbuildings must be at least 150 feet from the rear of th e residence.

5. No unfinished house, temporary structure, or trailer may be used as a residence at any time.

This instrument was prepared by Ernest C. Matthews, III, Attorney, Suite 1133 Stahlman Building, Nashville, Tennessee, 37201.

The foregoing restrictions may be enforced by any or all persons who acquired any part of the Josephine M. Schnupp property located on Eaton's Creek Road in Davidson County, Tennessee, at public auction held April 15, 1967, or by any successor in interest to such person or persons, said restrictions having been read publicly in advance of said auction.

The warranties and covenants hereinafter contained are made by the grantor only insofar as it, as Executor, is lawfully authorized to do, but no further or otherwise.

This is unimproved (X) property, known as Eaton's Creek Road, Nashville, Tennessee.
(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 Thomas T. Baggott, III and wife, Barbara R. Baggott, their *heirs and assigns, forever.*

And said/Executor does *covenant with the said* Thomas T. Baggott, III and wife, Barbara R. Baggott, *that* its decedent was/it has *lawfully seized and possessed of said land in fee simple; a good right to convey it, and the same is unencumbered,* except taxes for the current year, which have been prorated and assumed by th e grantees.

And Third National Bank in Nashville, Executor U/W Josephine M. Schnupp, does *further covenant and bind* itself, its successors and *representatives, to warrant and forever defend the title to the said land to the said* Thomas T. Baggott and wife, Barbara R. Baggott, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 7 *day of* Oct., *19*67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIRD NATIONAL BANK IN NASHVILLE,
Executor U/W Josephine M. Schnupp,

By [signature]
VICE PRESIDENT & TRUST OFFICER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.....
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, Frances Rayner, a Notary Public of the State and County aforesaid, personally appeared T. F. Nelson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of the Third National Bank, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tenn., this 14 day of April, 1967.

Frances Rayner
Notary Public

Commission Expires 2/3/68

WARRANTY DEED

FROM

Third National Bank

in Nashville, Executor,

TO

Thomas T. Baggott, III, et ux

69675

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 28 3 48 PM '67

NOTED: BOOK 1/6 PAGE 324

RECORDING FEE $ 2.50

DEP. REG. M

Guar ty

Kansa ty

Ernest C. Matthews, III, Atty.
Suite 1133 Stahlman Building,
Nashville, Tennessee, 37201

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

APR 27 1967

STATE TAX $ 675
PROBATE .50
TOTAL $ 7.25