BOOK 4126 PAGE 254

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J.C CARRINGTON (NAME:)	Same (NAME:)	Map 29
R-1 3 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/o Par. 143
Nashville Tenn. 37218 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00) ---------- *DOLLARS* cash in hand paid by J. C. Carrington, and other good and valuable considerations, 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 ~~xxx~~ *bargained and sold, and by these presents* does *transfer and convey unto the said* J. C. Carrington, his *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 made by Gary R. Cummings, Surveyor, January 24, 1967, as follows:
Beginning at a point on the westerly margin of Eaton's Creek Road, said point being north 9° 40' west 842 feet from the intersection of said Eaton's Creek Road and a point in the eastern boundary line of the property conveyed to Thomas Tyler Baggott, Jr., and wife, of record in book 2143, page 52, Register's Office for said County; thence north 82° 30' west 627 feet; thence north 16° 15' east 201 feet; thence south 81° 45' east 530.5 feet to the westerly margin of Eaton's Creek Road; thence with the same around a slight curve southeasterly 208 feet to the beginning, containing 3 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 the residence.

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

Th is 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 J. C. Carrington, his ..... *heirs and assigns, forever.*

And said/Executor does *covenant with the said* J. C. Carrington, ... *that* its decedent was *lawfully seized and possessed of said land in fee simple/*it has *a good right to convey it, and the same is unencumbered,* except taxes for the current year, which have been prorated and assumed by the grantee.

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* J. C. Carrington, his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 24th *day of* April, *1967, 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 /s/ [illegible]

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 R. Rogers, a Notary Public of the State and County aforesaid, personally appeared [illegible], with whom I am personally acquainted, and who, upon oath, acknowledged [illegible] self to be [illegible] of the [illegible], the within named bargainor, a corporation, and that he as such [illegible], being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by [illegible] self as [illegible].

Witness my hand and seal, at office in [illegible], this [illegible] day of [illegible], 19[illegible].

Frances R. Rogers
Notary Public

Commission Expires [illegible]

NOTARY PUBLIC DAVIDSON COUNTY, TENN. ASSIGNED

WARRANTY DEED

FROM

Third National Bank

in Nashville, Executor

TO

J. C. Carrington

69679

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 28 3 49 PM '67

NOTE: BOOK 116 PAGE 324

RECORDING FEE $ 2.00

DEP. REG. ____



ompany

Company

or. Third & Union

LLE, TENNESSEE

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

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

PAID APR 28 1967

APR 27 1967

STATE TAX $ 1.65
PROBATE $ .50
TOTAL $ 2.15