New Owners: Joe Allen Mays and wife
Address: 720 CANTON PASS, MADISON, TENN.
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Map 63
P/o Par. 76

WARRANTY DEED — **MADISON TITLE COMPANY**

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____
SEND TAX NOTICES TO: Joe Allen Mays and wife
ADDRESS: (same as above)

For and in Consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, GEORGE DEWEY DANIEL AND WIFE, RUTH MARIE DANIEL, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto ~~the~~ JOE ALLEN MAYS AND WIFE, EMOGENE I. MAYS, herein called the grantees, 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 11th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by H. Gee, April 4, 1967, as follows:

Beginning at an iron pin in the northerly margin of Pawnee Trail located 815.3 feet, as measured with said margin, from its intersection with the northeasterly margin of Hudson Road; thence leaving said margin, North 23° 55' West 697.7 feet to an iron pin; thence North 64° 28' East 191 feet to an iron pin; thence South 23° 55' East 675 feet to an iron pin in the northerly margin of said Pawnee Trail; thence with said margin, South 57° 43' West 194 feet to the beginning, containing 3 acres, more or less.

Being part of the same property conveyed to George Dewey Daniel and wife, Ruth Marie Daniel, by deed from Amron Baine and wife, Mollie Baine, of record in Book 1136, page 272, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as ____ Pawnee Trail, Madison, Tennessee.

This conveyance is made subject to the following restrictive covenants which are hereby declared to be covenants running with the land and binding upon the said grantees, their heirs and assigns:

1. Said property is to be used for residential purposes only.

2. No buildings shall be erected on the premises nearer than 100 feet from the northerly margin of Pawnee Trail.

(This instrument was prepared by James A. Lesemann, Attorney-at-Law,
James A. Lesemann
320 Gallatin Road, Madison, Tennessee.

3. All buildings to consist of brick construction.

4. Ground floor area of any structure, exclusive of open porches, garages, terraces, etc. built upon the premises shall not be less than 1,500 square feet.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantees, their heirs and assigns, forever.

And we do covenant with the said grantees 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., except as stated herein.

And we, the said grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 16 day of May, 19 67.

George Dewey Daniel
(George Dewey Daniel)

Ruth Marie Daniel
(Ruth Marie Daniel)

STATE OF TENNESSEE
DAVIDSON County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Dewey Daniel and wife, Ruth Marie Daniel,

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 Madison Tennessee, this day of May, 1967

Mrs. William B. Lawson, Notary Public

Commission Expires 1-28-71

STATE OF _____
County of _____

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

the bargainor ____, with whom I am personally acquainted, and who acknowledges 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

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

RECORDED JUN 2 1967

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WARRANTY DEED

FROM

GEORGE DEWEY DANIEL ET UX

TO

JOE ALLEN MAYS ET UX

OLD HICKORY EMPLOYEES CREDIT UNION
OLD HICKORY, TENN.
73264

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 26 12 19 PM '67
NOTED-BOOK 116 PAGE 457
RECORDING FEE $ 2.00
DEP. REG. .25

OLD HICKORY EMPLOYEES CREDIT UNION
OLD HICKORY, TENN.

Madison Title Company

STATE TAX $ 7.50
PROBATE .50
TOTAL $ 8.00

MAY 26 1967

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

PAID MAY 26 1967