Prepared by Ran C. Kelly Jr
117 Stallman Bldg.
Nashville Tenn.

WARRANTY DEED

TTC-197921

BOOK 4163 PAGE 978

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr/Mrs Richard Smotherman (NAME:)	New Owners (NAME:)	59-1-13
3933 Pecan Rd. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	
Nashville Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	P/O 13D-16620

For and in Consideration of the sum of TEN ($10.00) * * * * * * * * * * * * * *
* *DOLLARS*
and other good and valuable considerations paid by Richard Smotherman and wife, Sandra Smotherman, the receipt of all of which is hereby acknowledged,

STATE TAX $ 8.25
PROBATE .50
TOTAL $ 8.75

AUG 22 1967

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

PAID AUG 1967

We, HOWARD B. MOORE and wife, MARGIE M. MOORE,
have bargained and sold, and by these presents do transfer and convey unto the said RICHARD SMOTHERMAN and wife, SANDRA SMOTHERMAN, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 13 on the Plan of R. B. Beal's Subdivision, Section I, as of record in Book 3700, page 102, Register's Office for said County.

Said Lot No. 13 fronts 160 feet on the westerly side of Beal's Lane, and extends back 248.2 feet on the northerly line and 280.7 feet on the southerly line to a dead line in the rear on which it measures 155.6 feet.

Being part of the property conveyed to Howard B. Moore and wife, Margie M. Moore, by deed from R. B. Beal and wife, of record in Book 4058, page 115, said Register's Office.

SEE NEXT PAGE FOR RESTRICTIONS

This conveyance is made subject to the following restrictions:

1. The said lot shall be used for residential purposes only.

2. Any residence constructed on said lot shall be situated so that no part of the building is closer than 60 feet to the front line of said lot, or closer than 20 feet to either side line.

3. Said residence shall be constructed of at least two thirds brick or stone, and shall have at least 1,200 square feet of heated living area.

4. The said residence shall have an attached garage opening only to the rear of said lot.

5. There shall be no living quarters, temporary or permanent, separate from the residence.

6. No housetrailer may be brought onto or kept on the said lot at any time.

7. Any outside building, erected in keeping with these restrictions, shall be of masonry construction in harmony with the residence.

I also will be in addition against [illegible] and [illegible] for [illegible]

unimproved (X)
This is improved ( ) property, known as ..... (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 RICHARD SMOTHERMAN and wife, SANDRA SMOTHERMAN, their *heirs and assigns, forever.*

And we *do covenant with the said* RICHARD SMOTHERMAN and wife, SANDRA SMOTHERMAN, *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 taxes for the year 1967.

And we, HOWARD B. MOORE and wife, MARGIE M. MOORE, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* RICHARD SMOTHERMAN and wife, SANDRA SMOTHERMAN, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 5th *day of* August, *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.*

Howard B. Moore
Howard B. Moore

Margie M. Moore
Margie M. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, REAU E. FOLK, JR. *, a Notary Public in and for said County and State, the within named* Howard B. Moore and wife, Margie M. Moore,

*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* 5th *day of* August *, 19* 67 *.*

Reau E. Folk, Jr. *Notary Public.*

Commission Expires July 26, 1970 *.*

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

Witness my hand and seal, at office in ..... *, this* .....*day of* ..... *, 19*.....

.....
Notary Public

Commission Expires ..... .

WARRANTY DEED

FROM

HOWARD B. MOORE and wife

TO

RICHARD SMOTHERMAN and wife

8 5 0 8 1

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Aug 22 2 58 PM '67

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RECORDING FEE $ 2.00

DEP. REG.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Mail Smotherman
Richard Dalton
3933 Kash
Kash, Tenn

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