This instrument was prepared by Jno. E. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO. BOOK 4195 PAGE 42

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy C.Newland (NAME:)	Billy C.Newland (NAME:)	8-45
Route No. 2 (STREET ADDRESS OR ROUTE NUMBER)	Route No. 2 (STREET ADDRESS)	14 D 15950
Joelton, Tennessee (CITY) (P. O. ZONE) (STATE)	Joelton,Tennessee (CITY) (ZONE) (STATE)	

For and in consideration of the sum of ---------- $ 10.00 *----------

---------- TEN AND NO/100 ---------- **DOLLARS**

Cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged,

John Newland , v (single)
_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Billy C.Newland and wife, Donna Faye Newland
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 14th Civil District of Davidson County,Tennessee, described according to a survey by John Sullivan, Surveyor, dated November 4,1967, as follows:

Beginning at a point in the southerly margin of Ellis Road, said point being 1003 feet easterly from the center line of Highway 431, formerly Whites Creek Pike, being the northwest corner of the tract herein described, and being in the line of other land owned by John Newland, thence south 3° west 498 feet to a point in a fence line, thence with said fence north 89° 38' east 275.87 feet to a point, said point being southeast corner of tract herein described; thence north 3° east 477 feet to a point in the southerly margin of Ellis Road, being northeast corner of land herein described; thence with southerly margin of Ellis Road north 86° west 275 feet to the point of beginning, containing 3.07 acres more or less.

Being part of the same property conveyed to John Newland, by deed from Annie Newland Armstrong and husband , et als, of record in Book 2043,page 179, Register's Office for Davidson County,Tennessee.

This property is hereby conveyed subject to the following restrictive covenants, which shall be covenants running with the land and binding upon grantees, their heirs and assigns for a period of 10 years from date hereof, and which are as follows:

1. Each house must have a minimum of 1000 square feet of living space; one family dwelling.

2. Said property is to be used for residential purposes only and for no other purpose.

This is unimproved ( ) improved ( ) property, known as Route No. 2 Joelton,Tennessee
(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 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, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my **hand** this 2nd **day of** Dec, 1967

+John Newland

STATE OF TENNESSEE
Davidson County

Personally appeared before me, F. O. Isaacs, a Notary Public in and for said County and State, the within named John Newland

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2 day of Dec. 1967

Commission expires 1-29-69

F. O. Isaacs
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

WARRANTY DEED

FROM
JOHN NEWLAND

TO
BILLY C. NEWLAND AND WIFE,
DONNA FAYE NEWLAND

98690

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

DEC 6 8 48 AM '67

NOTED: BOOK 117 PAGE 793
RECORDING FEE $ 3.00
DEP. REG. _____

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

PAID DEC 6 - 1967

STATE TAX $ 1.50
PROBATE .50
TOTAL $ 2.00

DEC 6 1967