WARRANTY DEED

BOOK 4231 PAGE 827

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
First American Nat'l Bank, Trustee	Same	Map 133
(NAME)	(NAME)	P/O Par. 96
4th & Union Street	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
Nashville Tenn 37202		
(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 First American National Bank, Trustee, and other good and valuable consideration, receipt of which is hereby acknowledged, I, FRANKLIN L. TURNER, TRUSTEE,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* First American National Bank, Trustee, Nashville, Tennessee, its successors 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 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being part of lot No. 4 in the Division of the Real Estate of Joseph Williams, deceased, as made under decree of the Chancery Court of Nashville for Davidson County, Tennessee, the plan of which is not of record, described, according to survey made by James L. Murphy, Jr. & Co. dated March 20, 1968, as follows:

BEGINNING at a point in the westerly margin of Nolensville Road, which said point is 150 feet north of the interesction of Nolensville Road and Elysian Fields Road, said point being also the northeast corner of property belonging to Sinclair Refining Company; thence south 55° 20' west, along Sinclair's north line, 200.48 feet to a point in the northerly line of Hendry and Merrit; thence north 40° 50' west 95 feet to a point; thence north 53° 54' 32" east 200 feet to a point in the westerly margin of Nolensville Road; thence along the westerly margin of same, south 40° 50' east 100 feet to the point of beginning.

Being part of the real property conveyed to Franklin L. Turner, Trustee, by deed from Ruth Loftin, of record in book 3888, page 878, Register's Office for said County.

The grantee, First American National Bank, Trustee, is hereby vested with full power to sell, mortgage, transfer and/or otherwise convey the subject property without the joinder of any beneficiary.

The grantor, desiring to subject the above described property to certain conditions, restrictions, reservations, and easements hereinafter set forth for the benefit of the described property and other property owned by the grantors surrounding the described property, does hereby de-

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4 Exempt

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April 1968

MY COMMISSION EXPIRES: (AFFIX SEAL) Notary Public

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

clare that the following conditions, restrictions, reservations and easements shall be covenants running with the described property, and shall be binding upon the grantee and all subsequent purchasers, owners, lessees, and successors in interest, for a period of ten (10) years from and after the date hereof:

1. No trash or garbage shall be burned on the premises.

2. Any trash pit or trash container must be enclosed and must be located on the premises immediately to the rear of the building.

3. No noxious or offensive trade or activity shall be carried on, nor shall anything be done on the subject premises which may be or become an annoyance or a nuisance to the occupants or users of any of the land areas immediately surrounding the described property, by reason of unsightliness, disharmony, crowding, congestion, or the excessive emission of odors, dust, fumes, smoke, noise or vibration, and, by way of illustration and not of limitation, there shall not be operated on the described premises a cat, dog, and/or other animal hospital.

4. The exterior construction of the front of any building erected on the described premises facing Nolensville Road shall be of brick, stone or similar finished masonry product. No front shall be built of concrete or cinder block unless it is of a decorative nature, and any block finish of the exterior walls, front, sides or rear, must be painted.

Grantor reserves an easement over and upon the southerly 10 feet of the subject property, beginning at a point at Sinclair's northwest corner and running westerly along the northerly line of Hendry and Merritt approximately 150.48 feet to the southwest corner of the subject property, said 10-foot easement being reserved for the construction, operation and maintenance of utility lines and services, water lines and sewer lines.

This conveyance is subject to: (1) Taxes for 1968, which have been prorated and assumed; (2) Easement for slope and drainage granted the State of Tennessee by an instrument of record in Book 4068, page 623; (3) Easement for sanitary and/or storm drainage sewer granted Metropolitan Government of Nashville and Davidson County, Tennessee by an instrument of record in Book 4125, page 581; (4) Restrictive covenant contained in an instrument of record in Book 3990, page 425, as re-recorded in Book 3991, page 170; all references being to the Register's Office for Davidson County, Tennessee.

This is unimproved (X) ( ) property, known as ..... Nolensville 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 First American National Bank, Trustee, its successors and *assigns, forever.*

And I *do covenant with the said* First American National Bank, Trustee, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as hereinabove stated.

And I, Franklin L. Turner, Trustee, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* First American National Bank, Trustee, its/successors *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 30th *day of* April, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Franklin L. Turner Trustee

.....

.....

.....

.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Keith O'Perry, *a Notary Public in and for said County and State, the within named* Franklin L. Turner, Trustee

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* 30 *day of* April, *1968.*

Keith O'Perry, *Notary Public.*

Commission Expires April 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

Franklin L. Turner, Trustee,

TO

First American National Bank,
Trustee

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 1 9 28 AM '68

RECEIVED FOR RECORDING FEE $ 1.00

DEP. REG.

14666

BOOK 4231 PAGE 830

STATE TAX $ 1.10
PROBATE
TOTAL $ 1.10

MAY 1 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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