THIS INSTRUMENT PREPARED BY:

DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

BOOK 4250 PAGE 623

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wishy Washy, Inc.	same	Map 133
(NAME)	(NAME)	P/o Par. 96
3729 Charlotte Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by Wishy Washy, Inc., and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Franklin L. Turner, Trustee,

have this day bargained and sold, and do hereby transfer and convey unto the said

Wishy Washy, Inc., its *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

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 as follows:
Beginning on the northerly margin of Elysian Fields Road at the southwest corner of the property conveyed to John L. Hendry, III, et al, by deeds from Franklin L. Turner, Trustee, of record in book 3990, page 425, and book 3991, page 170, Register's Office for Davidson County, Tennessee; thence with the westerly line of said property north 40° 50' west 150 feet; thence south 55° 20' west 51.89 feet; thence southwardly 149.13 feet to the northerly margin of Elysian Fields Road; thence with said Road north 55° 20' east 68 feet to the beginning.
Being part of the property conveyed to Franklin L. Turner, Trustee, by deed from Ruth Loftin, of record in book 3888, page 878, said Register's Office.
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 declare that the *

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $17,700.00

Subscribed and sworn to before me, this the 11th day of July 19 68

Affiant

My commission expires: 10/24/70 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Wishy Washy, Inc., its *(successors), heirs and assigns forever.* I do *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I do *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Wishy Washy, Inc., its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 11th *day of* July, 19 68, *the covenanting party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Franklin L. Turner, Trustee
Franklin L. Turner, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Barbara Ferguson, *a Notary Public in and for said County and State,* Franklin L. Turner, Trustee, *the within named 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* 11th *day of* July, *19* 68.

Barbara Ferguson *Notary Public*

Commission expires 10/24/70

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.....

* 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, dis-harmony, 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 animal hospital, nor shall a dance hall be operated and maintained thereon.
4. The exterior construction of the front of any building erected on the described premises facing Elysian Fields 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.

JUL 12 68	CONV	17,700.00			
JUL 12 68	S'TAX		A*	46.02	
JUL 12 68	PRTEE		A*	.50	
JUL 12 68	WDEED		A*	3.00	* 49.52

A 0 4 9 5 2

IDENTIF. REFERENCE

JUL 12 12 17 PM '68

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Franklin L. Turner, Trustee

TO

Wishy Washy, Inc.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

FILE: Dobson & Johnson, Inc.