WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emma Walker (NAME:)	Emma Walker (NAME:)	Map - 15 Part of Par-
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	cel 17
Joelton, Tenn. 37080 (CITY) (P. O. ZONE) (STATE)	Joelton, Tenn. 37080 (CITY) (ZONE) (STATE)	20

For and in Consideration of the sum of Seventy Two Hundred----------
----------($7,200.00)----------
DOLLARS

paid in cash, the receipt of which is hereby acknowledged,
Whites Creek Bank & Trust Company

DEC-28	CONV	*7,200.00			
DEC-28	S'TAX		B*	18.72	
DEC-28	PR'FEE		B*	.50	
DEC-28	W'DEED		B*	4.50	* 23.72

have bargained and sold, and by these presents do transfer and convey unto the said Emma Walker, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, situated in the 14th Civil District described according to an unrecorded survey made by G & G Engineering Company, on November 2, 1968, as follows:

Beginning at a point, this point being an iron pin, 30 feet east of the center line of the Springfield Highway, approximately 961 feet northwest along the easterly ROW line of the Springfield Highway from the centerline of Morgan Road; thence northwesterly 150.0 feet, along the easterly ROW line of the Springfield Highway to an iron pin; thence N 79° 16' E, 1457.7 feet to an iron pin; thence S 02° 30' E, 143.8 feet along a fence, bounded by the J. T. Reeves property to an iron pin; thence S 79° 16' W, 1387.0 feet to an iron pin, this being the point of beginning, containing 4.8 acres more or less.

Being part of the property, the title of which was vested in Whites Creek Bank and Trust Company, Executor under the Will of Rosie Cooper, of record in Will Book 89, pages 90 and 91, County Court Clerk's Office for Davidson County, Tennessee.

This transfer is made subject to the following Restrictions:

1. All houses shall contain a minimum of 1,200 sq. ft. of living area excluding garages, porches, or patios, and be constructed of at least 75% brick or stone veneer on exterior to grade.
2. All houses shall have a minimum set back line from road right-of-way of 100 ft. and 20 ft. off either side line.
3. No tract shall be redivided.
4. No temporary houses or trailers shall be permitted.

5. All barns and extra building shall set back behind main residence at least 300 ft.

6. No swine shall be kept within 700 ft. of the road right-of-way.

7. House on Tract #2 must be repaired or torn down within two years.

8. Barn is on line of tracts 3 & 4 and is to be torn down within 2 years and material divided equally between the two owners.

9. These Restrictions shall run with the land and be binding on any and all property owners for a period of not less than 25 years.

This instrument was prepared by J. B. Watson, Jr., Attorney, 1119 Stahlman Building, Nashville, Tennessee.

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred is $7,200.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

R. T. Keeling

Sworn to and subscribed before me, this 19th day of November, 1968

Annie E. Keeling NOTARY PUBLIC

My commission expires: July 25, 1972

unimproved ( ) This is improved (X) property, known as East side Old Springfield Hwy. Joelton, Tenn. 37080
(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 Emma Walker, her heirs and assigns, forever.

And I do covenant with the said Emma Walker 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.

And Whites Creek Bank & Trust Company do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Emma Walker her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 19th day of November, 1968.

ATTEST:

C. R. Adams
Secretary

WHITES CREEK BANK & TRUST COMPANY

BY: R. T. Keeling
President

STATE OF TENNESSEE
Davidson County.

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 ....., Tennessee, this ..... day of ....., 19.....

....., Notary Public

Commission Expires .....

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 ..... A 22477 ....., this ..... day of ....., 19.....

....., Notary Public

Commission Expires ..... IDENTIF. REFERENCE

DEC 2 12 09 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

Before me, Annie E. Reeves, a Notary Public within and for the State and County aforesaid, personally appeared W. F. Teasley and Charley R. Harris with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the President and Secretary respectively of the Whites Creek Bank & Trust Company the within named bargainor, a corporation, and that (he / they) as such PRESIDENT and SECRETARY, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said W. F. Teasley as such President, and attesting the same by the said Charley R. Harris as such Secretary

Witness my hand and official seal at office at White's Creek, Tenn. on this the 19th day of November, 1968

My commission expires July 25, 1972

Annie E. Reeves
Notary Public