WARRANTY DEED

BOOK 4294 PAGE 627

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LYNN R. WESTERMAN (NAME:)	SAME (NAME)	Map. 98
RT. 1 - McCURDY CREEK RD. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O Par. 48
NASHVILLE 37214 TENN (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	P/O

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- *DOLLARS*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

DEC 17 68	CONV	*7,500.00			
DEC 17 68	S'TAX		A*	19.50	
DEC 17 68	PR'FEE		A*	.50	
DEC 17 68	W'DEED		A*	4.50	* 24.50

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, Thomas Franklin Barnes and Hilda Hagar Barnes, William Robert Bruce and Mary Hagar Bruce, William David Hagar and Carmen Fuller Hagar, James Henderson Hagar and Opal Wolfe Hagar, and Henry Huston Hagar and Gloria Ferguson Hagar, *have bargained and sold, and by these presents do transfer and convey unto the said* Lynn R. Westerman and wife, Willodean Westerman, 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 Fourth Civil District of Davidson County, Tennessee, being Tract No. Seven on an unrecorded survey made by John M. Sullivan, County Surveyor, September 10, 1966, described as follows:

Beginning on the easterly margin of Earhart Road at a point south 4° 20' west 362.5 feet from the southwest corner of the property conveyed to Herman F. Odum, of record in Book 4183, page 569; thence south 85° 58' east 1,425 feet; thence south 4° 27' west 91.3 feet; thence south 88° 21' west 754.05 feet; thence north 89° 21' west 680.9 feet to the easterly margin of Earhart Road; thence with the same north 3° 44' east 201.2 feet to the beginning, containing 5.24 acres.

Being part of the real property conveyed to Thomas Franklin Barnes and Hilda Hagar Barnes, William Robert Bruce and Mary Hagar Bruce, William David Hagar and Carmen Fuller Hagar, James Henderson Hagar and Opal Wolfe Hagar, and Henry Huston Hagar and Gloria Ferguson Hagar, by deed from Jas. E. Covington, Clerk and Master, of record in Book 4027, page 383, Register's Office for said County.

The above described property is conveyed subject to the following restrictions:

1. First 200 feet in depth from the Earhart Road is limited to residential only, with no barns.

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,500.00

Subscribed and sworn to before me, this the 14th day of Dec. 1968

Affiant

My commission expires: 2-28-71
(Affix Seal)

Notary Public

2. No house trailers permitted.

3. Residence must be at least 1100 square feet of living area, with 75% or more in stone or brick on the exterior.

unimproved ( )
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 Lynn R. Westerman and wife, Willodean Westerman, their *heirs and assigns, forever.*

And we *do covenant with the said* Lynn R. Westerman and wife, Willodean Westerman, *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.*

And we, Thomas Franklin Barnes and Hilda Hagar Barnes, William Robert Bruce and Mary Hagar Bruce, William David Hagar and Carmen Fuller Hagar, James Henderson Hagar and Opal Wolfe Hagar, and ~~xxxx~~ Henry Huston Hagar and Gloria Ferguson Hagar,

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lynn R. Westerman and wife, Willodean/Westerman, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 19th *day of* DECEMBER, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Hagar Bruce
Thomas Franklin Barnes
William Hagar Bruce
James Henderson Hagar
William David Hagar

x Henry Huston Hagar
x Gloria Ferguson Hagar
x Willodean Westerman
x Carmen Fuller Hagar
x Opal Wolfe Hagar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Chas. E. Miller, a Notary Public in and for said County and State, the within named Thomas Franklin Barnes and Hilda Hagar Barnes, William Robert Bruce and Mary Hagar Bruce, William David Hagar and Carman Fuller Hagar, James Henderson Hagar and Opal Wolfe Hagar, and Henry Huston Hagar and Gloria Ferguson Hagar,

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 4th day of December, 19 68.

Chas E. Miller, Notary Public.

Commission Expires FEB 28 1971

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, Donnell Thompson, a Notary Public in and for said County and State, the within named Henry Huston Hagar and Gloria Ferguson Hagar

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 Little Rock, Arkansas, this 9th day of December, 19 68.

Donnell Thompson, Notary Public.

Commission Expires 4-19-1970

STATE OF TENNESSEE
COUNTY OF DAVIDSON

IDENTIFICATION DEC 17 8 AM '68 FELIX Z. WILSON, CLERK DAVIDSON COUNTY, TENN.

A 24222

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.....