TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John Mitchell, Jr., (NAME)	same as new owner (NAME)	14D-38550
3556 Dickerson Road (STREET ADDRESS OR ROUTE NUMBER)	BOOK 4302 PAGE 185 (STREET ADDRESS)	Map. 14
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Par. 62 pw

For and in consideration of the sum of $10.00

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

cash in hand paid by

JOHN MITCHELL, JR., AND WIFE, GEORGIA MAY MITCHELL,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged,

TOWER REAL ESTATE DEVELOPMENT CORPORATION,

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, 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 said County, being Tract 30 on the Division of the Bidwell Property in the 14th Civil District of said County, and described according to a Map made by Hickerson & Hickerson, dated October 20, 1964, as follows:

BEGINNING at a point in the east margin of Douglas Road, at the corner of Tracts 30 and 31; thence with said Road, northerly 170 feet to a corner of Tracts 29 and 30; thence with the line between said Tracts, South 80° 39' East 670 feet to a point in the west line of Tract 10; thence with the line between Tracts 10 and 30, South 6° West 150 feet to the common rear corner of Tracts 30 and 31; thence with the line between said Tracts, North 80° 30' West 750 feet to the point of beginning.

Being part of the property conveyed to Tower Real Estate Development Corporation, by deed from William Fendrix Teasley, Trustee, as of record in Book 3788, page 776, and by deed from L.B. Jones and wife, as of record in Book 3896, page 302, both in said Register's Office.

It is understood and agreed that said property is being conveyed subject to the restrictive covenants attached hereto.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

unimproved ( )
This is improved ( ) property, known as ---- Douglas Road ---- Nashville, 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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 10th day of January, 19 69.

TOWER REAL ESTATE DEVELOPMENT CORPORATION

By: J.W. Cross III
J.W. Cross, III, President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, L. D. Richards, a Notary Public within and for the State and County aforesaid, personally appeared J.W. Cross, III, with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the Tower Real Estate Development Corporation the within named bargainor, a corporation, and that (he) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said J.W. Cross, III, as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 15th day of January, 19 69.

My commission expires April 25, 1970.

L. D. Richards
Notary Public.

TENNESSEE TITLE COMPANY

Corporate Warranty Deed

FROM

JOHN MITCHELL, JR., ET UX.

TO

TOWER REAL ESTATE DEVELOPMENT CORPORATION

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is $ 2,250.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

John Mitchell

Sworn to and subscribed before me this 10th day of January, 19 69.

L. D. Richards

My commission expires: April 25 1970

PUT REVENUE STAMPS HERE:

PLEASE PUT IN TENN. TITLE CO. BOX

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

FORM NO. 1001 - REVISED

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

BOOK 4302 PAGE 186

1. Residences constructed on said property must have at least 1000 square feet of liveable floor area on the main floor with a modern indoor bath and if constructed with an attached garage the entrance shall be at the end or rear of said residence. All exterior walls shall be at least 50% brick or stone.

2. A minimum building setback line is hereby established as 200 feet from Douglas Road.

3. All detached buildings constructed on said property shall be painted except in case where outside walls are brick or stone.

4. All barns shall be at least 400 feet from Douglas Road and at least 50 feet from side lines of said property.

5. Any and all buildings shall be completed within 9 months from the time construction is started.

6. Said property will not be permitted to be used to store old or wrecked cars, trucks, road machinery, crates, barrels, boxes, scrap metal or unsightly junk of any kind in excessive quantities on said property unless same is contained within a building.

7. The raising or keeping of swine on any portion of the above described property is prohibited. No more than 50 fowls shall be kept on said property.

8. There shall be no building constructed on any gas transmission line easement

A 27080

IDENTIF. REFERENCE

JAN 16 11 20 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN 16	CONV	*2,250.00				
JAN 16	S'TAX		B*	5.72		
JAN 16	PR'FEE		B*	.50		
JAN 16	W'DEED		B*	3.00	*	9.22