This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Kittie Spain King, a widow

TO

Sherman R. Garrett and wife,
Julia M. Garrett

For draftsman's use

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This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherman R. Garrett (NAME)	Sherman R. Garrett (NAME)	Map 4
128 Georgetown Drive (STREET ADDRESS OR ROUTE NUMBER)	128 Georgetown Drive (STREET ADDRESS)	P/o Par 15
Hendersonville, Tenn (CITY) (STATE) (P. O. ZIP)	Hendersonville, Tennessee 37075 (CITY) (STATE) (ZIP)	mr

IDENTIF. REFERENCE

(FOR REGISTER'S USE)

OCT 22 3 49 PM '70

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 19 70.

Notary Public

MY COMMISSION EXPIRES: April 26, 1971

(AFFIX SEAL)

A94048

For and in Consideration of the sum of Ten and No/100 ($10.00) DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

OCT22	CONV	12,000.00			
OCT22	S'TAX		A*	31.20	
OCT22	PR'FEE		A*	.50	
OCT22	W'DEED		A*	4.50	* 36.20

I, Kittie Spain King, a widow

have bargained and sold, and by these presents do transfer and convey unto the said

Sherman R. Garrett and wife, Julia M. Garrett

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 Davidson County, Tennessee, being Tract No. 1 on the unrecorded Plat of the property of Mrs. Kittie Spain King, made by John Robert Alley, Surveyor, August 6, 1970, and described as follows:

Beginning at a post in the easterly margin of Whites Creek Pike (U. S. Highway 431) corner to R. K. Garrett; thence with said margin of said Pike, North 7 deg. 00' West,

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230 feet to an iron stake, the common corner of Tracts Nos. 1 and 2; thence South 85 deg. 00" East, along the southerly line of Tract No. 2, 650 feet to an iron stake; thence along the easterly lines of Tracts Nos. 2 and 3, North 5 deg. 00' East, 400 feet to an iron stake; thence along the line between Tracts Nos. 1 and 6, South 81 deg. 30' East, 1,440 feet to an iron stake in R. K. Garrett's westerly line; thence with Garrett's said line, South 4 deg. 50' West 505 feet to a hickory tree; thence with Garrett's northerly line, North 86 deg. 00' West, 2,047 feet to the point of beginning, containing 22.89 acres, more or less.

Being part of the same property conveyed to Kittie Spain King, by deed from Clara Spain Clinard and husband, of record in Book 766, page 721, Register's Office for Davidson County, Tennessee, and inherited by grantor from her mother, Mary J. Wilkinson.

This conveyance is made subject to an easement to construct, operate and maintain telephone and telegraph lines, of record in Book 1511, page 166, said Register's Office; Easement for public road of record in Book 1631, page 209, and corrected by instrument of record in Book 1631, page 231, said Register's Office; and Rights of parties in possession of all or any part of the premises other than the insured.

The following restrictions shall apply to the land hereby conveyed:

1. No residence shall be located nearer to the road right-of-way than 100 feet, and shall have a minimum floor area coverage of 1,000 square feet living area, exclusive of porches and garages, and shall have side walls of at least 2/3 brick or stone.

2. No mobile home shall be located nearer to the road right-of-way than 300 feet, and must be underpined, with only one mobile home per each 3 acres on any one tract.

3. Any swine pens shall not be located closer than 600 feet from the road right-of-way, nor nearer than 500 feet to the side line of any tract.

This is unimproved (X) improved ( ) property, known as _____ (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 Sherman R. Garrett and wife, Julia M. Garrett their heirs and assigns, forever.

And I do covenant with the said Sherman R. Garrett and wife, Julia M. Garrett 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 I, Kittie Spain King, a widow do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Sherman R. Garrett and wife, Julia M Garrett, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 14th day of October, 19 70, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kittie Spain King

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STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named Kittie Spain King, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of October, 1970.

Jo Ann Smith, Notary Public

Commission Expires April 26, 1971

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 .