This Form furnished by Attorneys Title Company, Inc. Form No. WD-3

FROM
J. C. Carrington, a widower

TO
Elza A. Smith, etux

For draftsman's use

BOOK 4484 PAGE 61

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elza A. Smith, etux (NAME)	New Owner (NAME)	Map 29
1614 - B Cheramie (STREET ADDRESS OR ROUTE NUMBER)	Dr. (STREET ADDRESS)	Par 143
Nash. Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

PREPARED BY:

TOM G. COLEMAN, JR.
ATTORNEY AT LAW
1720 Parkway Towers
Nashville, Tennessee
37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$3,800.00 Elza A. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March, 1971.

Shirley D. Butler
Notary Public

MY COMMISSION EXPIRES: 10-23-71

(AFFIX SEAL) NOTARY PUBLIC DAVIDSON

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

cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

MAR-5E CONV *3,800.00
MAR-5E S'TAX A* 9.88
MAR-5E PR'FEE A* .50
MAR-5E W'DEED A* 4.50 * 14.88

J. C. Carrington, a widower

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

Elza A. Smith and wife, June P. Smith

their 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, being a tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Gary R. Cummings, Surveyor, January 24, 1967, as follows:

Beginning at a point on the westerly margin of Eaton's Creek Road, said point being North 9 degrees 40 minutes West 430 feet from the intersection of said Eaton's Creek Road and a point in the eastern boundary line of the property

conveyed to Thomas Tyler Baggott, Jr., and wife, of record in Book 2143, Page 52, Register's Office for said County; thence North 84 degrees 50 minutes West 789.4 feet, thence North 14 degrees East 229.5 feet; thence South 82 degrees 30 minutes East 707 feet to the westerly margin of Eaton's Creek Road; thence with the same South 9 degrees 40 minutes East 200 feet to the beginning, containing 3.6 acres, more or less.

Being the same property conveyed to J. C. Carrington by deed from Third National Bank in Nashville, Executor under the Will of Josephine M. Schnupp, as of record in Book 4126, Page 250, said Register's Office.

This instrument is made subject to restrictive covenants of record in Book 4126, Page 250, said Register's Office, which are herein copied as follows: The following restrictions are hereby imposed upon the above described property and shall be covenants running with the land for a period of twenty (20) years from and after April 15, 1967:

1. All residences must contain a minimum of 1,000 square feet of living area, excluding porches, garages, or breezeways.
2. All residences must be constructed of at least 75% brick or stone.
3. All residences must be set back from Eaton's Creek Road a minimum of 50 feet, and at least 10 feet from any side line.
4. All detached outbuildings must be at least 150 feet from the rear of the residence.
5. No unfinished house, temporary structure, or trailer may be used as a residence at any time.

The foregoing restrictions may be enforced by any or all persons who acquired any part of the Josephine M. Schnupp property located on Eaton's Creek Road in Davidson County, Tennessee, at public auction held April 15, 1967, or by any successor in interest to such person or persons, said restrictions having been read publicly in advance of said auction."

This is unimproved (X) improved ( ) property, known as Eaton's Creek 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 Elza A. Smith and wife, June P. Smith their heirs and assigns, forever.

And I do covenant with the said Elza A. Smith and wife, June P. Smith 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 do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said Elza A. Smith and wife, June P. Smith, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this Third day of March, 1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X J. C. Carrington

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 4484 PAGE 63

Personally appeared before me, Shirley M. Mills, a Notary Public in and for said County and State, the within named J. C. Carrington, a widower

the 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 Davidson County - Nashville, Tennessee, this 3rd day of March, 19 71

Shirley M. Mills, Notary Public

SHIRLEY M. MILLS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires 10-23-71

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

IDENTIF. REFERENCE MAR 5 10 16 AM '71
REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

B0671 4

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 .