Prepared By:
Roy A. Miles, Jr., Attorney
415 Nashville Trust Building
Nashville, Tennessee

WARRANTY DEED

BOOK 4502 PAGE 616

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hornbuckle Plumbing Co. (NAME:)	S A M E (NAME:)	Map. 80-8
2934 Old Hydes Ferry Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 3
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

For and in Consideration of the sum of Ten and No/100 ($10.00) ---------- *DOLLARS* and other good and valuable considerations, including a restrictive covenant entered into by and between the parties, as set forth in this deed, which covenant is in addition to restrictive covenants of record in Book 3186 Page 355, Register's Office for Davidson County, Tennessee, which is acknowledged further to be a covenant between the grantor and the grantee, its successors and assigns, the acceptance of which is acknowledged by the proper corporate official, hereinafter subscribed, and further, which covenant is for the express purpose of aiding and assisting a proper and beneficial use of the property in conjunction with other properties in the immediate vicinity of this area, and for other valuable considerations, the receipt of all of which is hereby acknowledged, we, Clifton Hornbuckle and wife, Juanita J. Hornbuckle,

---------- *have bargained and sold, and by these presents do transfer and convey unto the said* Hornbuckle Plumbing Company, a corporation, and its successors and assigns, ---------- ~~heirs and assigns~~ *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 13 on the Plan of Hyde Park Subdivision, Section I, of record in Plan Book 2900, page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 being situated in the 13th Civil District of Davidson County and fronts 100 feet on Hydes Ferry Pike and runs back between parallel lines, bisecting said pike at right angles, a distance of 400 feet on each side to a dead line measuring 100 feet across the back.

And being part and parcel of the land conveyed to H. H. Chitwood, Trustee, by deed from Mrs. Evalyn Stephens Clark and Mr. A. B. Stephens, of record in Book 3178, page 489, Register's Office for Davidson County, Tennessee.

The Hornbuckle Plumbing Company, its successors and assigns, does hereby agree to restrict the use of this property, insofar as commercial use of the property be made, for a period of fifty (50) years from the date of this instrument, to require a minimum of fifteen (15') feet of open space between any commercial building constructed thereon and any side lot line of any residentially zoned property. In addition, upon the usage of the property for any commercial purposes, there shall be provided continuous screening along the extent of the contiguity of this property, and any abutting residentially zoned property consisting of opaque or translucent materials resistent to deterioration by natural causes, or of such plant materials as will provide a year round evergreen screening. Screening,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,850.00

Subscribed and sworn to before me, this the 17 day of May, 19 71

/ Affiant

My commission expires: 11-17-74 (Affix Seal)

Patricia A. Franconetti Notary Public

as required herein, shall not be less than six (6') feet in height, shall be provided from the grade of the property upward, and shall be permanently maintained.

This is unimproved (X) / improved ( ) property, known as Old Hydes Ferry Road, Nashville, Tennessee
(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 Hornbuckle Plumbing Company, and its successors and assigns, ---------- *forever.*

And we *do covenant with the said* Hornbuckle Plumbing Company ---------- *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,* except restrictive covenants contained in Book 3186, page 355, Register's Office for Davidson County, Tennessee

And we, Clifton Hornbuckle and wife, Juanita J. Hornbuckle, ---------- *do further covenant and bind* ourselves and our ---------- *heirs and representatives, to warrant and forever defend the title to the said land to the said* Hornbuckle Plumbing Company, its successors ~~and~~ *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 17 *day of* May, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clifton Hornbuckle

Juanita J. Hornbuckle

Hornbuckle Plumbing Company acknowledges and accepts the restrictive covenant contained in this deed.

HORNBUCKLE PLUMBING COMPANY

By C. D. Hornbuckle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia A. Jasnowitz, a Notary Public in and for said County and State, the within named Clifton Hornbuckle and wife, Juanita J. Hornbuckle,

the bargainors, 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 17 day of May, 19 71.

Patricia A. Jasnowitz, Notary Public.

Commission Expires 11-17-74.

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, Patricia A. Jasnowitz, a Notary Public of the State and County aforesaid, personally appeared L. D. Hornbuckle, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Vice-President of the Hornbuckle Plumbing Company, the within named bargainor, a corporation, and that he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Vice President.

Witness my hand and seal, at office in Nashville, this 17 day of May, 19 71.

Patricia A. Jasnowitz
Notary Public

Commission Expires 11-17-74.

MAY 18?? CONV *2,850.00
MAY 18?? S'TAX A* 7.28
MAY 18?? PR'FEE A* .50
MAY 18?? W'DEED A* 6.00 * 13.78

WARRANTY DEED

FROM

CLIFTON HORNBUCKLE and wife,
JUANITA J. HORNBUCKLE

TO

HORNBUCKLE PLUMBING COMPANY

B 1 5 1 2 3

IDENTIF. REFERENCE

MAY 18 11 23 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE