NAME AND ADDRESS - NEW OWNERS:

C. Earl Bullock
P. O. Box 4634
Jackson, Mississippi 39216

SEND TAX STATEMENT TO:

Owner
Parcel no. W19-7100

WARRANTY DEED

THIS INDENTURE entered into between Paul V. Harmon and wife, Adelaide H. Harmon, residents of Nashville, in the County of Davidson, State of Tennessee, hereinafter called Grantor, and C. Earl Bullock, hereinafter called Grantee.

WITNESSETH, that the said Grantor for and in consideration of the sum of ninety-five thousand ($95,000.00) Dollars cash in hand paid receipt of which is hereby acknowledged, has bargained and sold, and by these presents does transfer and convey unto the said Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, being described as follows:

> Being part of Lot No. 5 on the Plan No. 1 of the First Division of the John Shelby Estates, as of record in Plan Book 1, page 10, Chancery Court at Nashville, described according to a survey of Ernest Medlin, Surveyor, dated Nov. 20, 1970, revised August 11, 1971, as follows:
>
> BEGINNING at an iron pin in the easterly margin of Cowan Street, as widened, being in the dividing line between Lots Nos. 5 and 6 on said Shelby Plan; thence with the same, south 84° 25' east 178.51 feet to an iron pin in the westerly margin of a 12 foot alley, now closed; thence with the margin of said alley, south 5° 37' west 221.70 feet to an iron pin in the northerly margin of Spring Street, as widened; thence with the same, south 80° 26' west 134.38 feet to an iron pin; thence 61° 21' west 45 feet to an iron pin in the easterly margin of Cowan Street, as widened; thence with the same, north 3° 50' east 239.38 feet to the point of beginning.
>
> Being part of the property conveyed to Paul V. Harmon and wife, Adelaide H. Harmon, by deed from Jay G. Stephenson and wife, as of record in Book 1907, page 404, said Register's Office.
>
> The above described property is un-improved.

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to taxes for 1971 which have been pro-rated and assumed by Grantee.

Grantor, by execution of this instrument, hereby transfers and quitclaims unto Grantee any rights they have in and to a 12 foot alley lying to the east of the property above described which alley was abandoned by Ordinance #61-173 of the City of Nashville, Davidson County, Tennessee, but the covenants of warranty otherwise contained in this deed shall not be construed as applying to the quitclaim of said interest of Grantor to said 12 foot alley, now closed.

The property herein described is conveyed subject to the understanding and agreement that the Grantee, his heirs, successors and assigns, will protect the property lying to the north of the property herein conveyed from any drainage waters caused by the improvement or use of the property conveyed. This agreement shall be a covenant which shall run with the title to the property conveyed and as aforesaid is to be binding upon the Grantee, his heirs, successors and assigns for a period of forty years from the date of this instrument. In the event of a violation of this covenant by Grantee or his heirs, successors or assigns, the person or persons in whom title to the property lying to the north is vested shall have the right to enjoin Grantor, his heirs, successors or assigns from such violation or to sue for damages.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever. Grantor covenants with the said Grantee, his heirs and assigns that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except as herein otherwise stated.

Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used herein, the singular shall include the

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has exeeuted this deed on this 21st day of September, 1971.

B3149

IDENTIF. REFERENCE

SEP 22 2 15 PM '71
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Paul V. Harmon
Grantor

Adelaide H. Harmon
Grantor

SEP 22 CONV 95,000.00
SEP 22 STAX A* 247.00
SEP 22 PRFEE A* .50
SEP 22 WDEED A* 6.00 * 253.50

STATE OF TENNESSEE)
DAVIDSON COUNTY)

Personally appeared before me, Virginia R. Runion, a Notary Public in and for said County and State, the within named Paul V. Harmon and wife, Adelaide H. Harmon 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 21st day of September, 1971.

Commission expires 2-1-75 Notary Public

Virginia R. Runion

I hereby offer this instrument for record and co swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $ 95,000.00

State of Tennessee) H. Thomas Shields
County of Davidson) Affiant

Sworn to and subscribed before me this 22nd day of September, 1971.

Virginia R. Runion
Notary Public, in and for the aforesaid State and County.

My commission expires: 2-1-75