BOOK 4542 PAGE 570 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8500.00

Hillard Ellis Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October 19 71

Notary Public, State of Tenn.

MY COMMISSION EXPIRES: Jan. 23, 1972

(AFFIX SEAL)

STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Claude Callicott THIS INSTRUMENT WAS PREPARED BY
Atty.at Law, 513 Nashville Bank & Trust Bldg., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hillard Ellis Holt, Jr. (NAME)	Hillard Ellis Holt, Jr. (NAME)	Map 180, part of
384 Melpar Dr. (STREET ADDRESS OR ROUTE NUMBER)	Holt Road. R.F.#4 (STREET ADDRESS)	Parcel No. 5
Nash. Tenn. (CITY) (STATE) (P. O. ZIP)	Nash. Tenn. (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Thousand Five Hundred Dollars ($8,500.00) ~~TEN DOLLARS~~, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, ~~AND OTHER GOOD AND VALUABLE CONSIDERATIONS~~, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dorothy Gillespie,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hillard Ellis Holt, Jr., and wife, Sylvia L. Holt

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A tract containing 3.52 acres according to a survey made by Dye & Underwood in July 1971 located in the Sixth Civil District of said county, fronting on the south side of Holt Road and being a part of the westerly one-half of that body of land which was conveyed to Dorris H. Gillespie and wife, Dorothy Gillespie, (said westerly one-half being hereinafter referred to as the Dorothy Gillespie land) by three deeds of record in the Register's Office for said county, namely: deed from John Holt and wife, Rosa P. Holt, in Book 1077, page 244; deed from Rosa P. Holt in Book 1153, page 128; deed from Tom Holt in Book 1165, page 9; the said Dorris H. Gillespie having died on April 6, 1968, and his widow, Dorothy Gillespie, having conveyed the easterly one-half of said body of land to her son, John Hall Gillespie, by deed of record in Book 4488, page 73, said Register's Office. Said tract herein conveyed is more particularly described as follows: Commencing at an iron pin in the south margin of Holt Road, said iron pin being south 86° 24' east 194 feet from the northeast corner of a tract of land conveyed from Dorothy Gillespie to Hugh H. Caldwell and wife, Nancy G. Caldwell, of record in Book 4537, page 296, Register's Office for Davidson County, Tennessee; thence from said beginning point along the south margin of the said Holt Road south 86° 24' east 194 feet to an iron pin; thence south 1° 45' west 847.5 feet to an iron pin; thence north 87° west 168.8 feet to an iron pin at the southwest corner of the tract herein conveyed, said pin being south 87° east 168.8 feet from the southeast corner of the said Caldwell tract; thence from said southwest corner of the tract herein conveyed north 00° 1' west 851 feet to the point of beginning.

This is unimproved ( ) improved (X) property, known as Holt Road, Route 4, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

OCT-5-	CONV	*8,500.00			
OCT-5-	~~ES~~ TAX		A*	22.10	
OCT-5-	PR FEE		A*	.50	
OCT-5-	WDEED		A*	4.00	* 26.60

This conveyance is made subject to taxes for the year 1971 which have been prorated and which taxes the said Dorothy Gillespie agrees to pay when they fall due. This conveyance is also made subject to all visible easements and also subject to existing building restrictions and zoning ordinances and the following restrictive covenants which shall constitute covenants running with the land for a period of twenty-five (25) years from the date of this deed and the same shall be binding on the said grantees, Hillard Ellis Holt, Jr., and Sylvia L. Holt, their heirs and assigns:

(a) Each house shall contain 1,400 square feet of living area and exterior walls must be 50% brick or stone.

(b) Each lot or tract shall have a 100 feet minimum set-back line, meaning that all buildings and structures must set back at least 100 feet from Holt Road.

(c) No building or structure shall be closer than 30 feet to the side property lines.

(d) All residences and other buildings shall be of new material except as to stone and brick.

(e) No commercial hog houses or chicken houses shall be permitted.

(f) No temporary basement houses shall be allowed and no trailers shall be allowed at any time.

Witness my hand this 5th day of October, 1971.

Dorothy Gillespie

Dorothy Gillespie

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Personally appeared before me, Jessie W. Hargis, a Notary Public in and for said County and State, the within named Dorothy Gillespie, 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 5th day of October, 1971.

Jessie W. Hargis
Notary Public at Large for
State of Tennessee

My Commission expires:
"
Jan. 23, 1972

B 33157

IDENTIF. REFERENCE

OCT 5 2 51 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

From

Dorothy Gillespie

To

Hillard Ellis Holt, Jr.,
and wife, Sylvia L. Holt