This instrument was prepared by
James R. Wyatt
100-39th Avenue North
Nashville, Tennessee

WARRANTY DEED

BOOK 4574 PAGE 130

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe W. Collier, et ux	Joe W. Collier	Pt.Map 78
(NAME)	(NAME)	Parcel 20
6319 St. Henry Drive	6319 St. Henry Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Four Thousand Five Hundred and No/100 --- ---------- ($4,500.00) ---------- *DOLLARS*

cash in hand paid by Joe W. Collier and wife, Ruth W. Collier, the receipt of which is hereby acknowledged,

We, Lewis W. Collier and wife, Dale S. Collier, and Leola Tidwell Simpkins

have bargained and sold, and by these presents do transfer and convey unto the said Joe W. Collier and wife, Ruth W. Collier, 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 13th Civil District of said County and State, being Tract 13-B as shown on a survey made by Southern Land Surveying Company, Inc., dated December 2, 1967, revised January 7, 1972, as follows:
Beginning on the southeasterly margin of Tidwell Hollow Road at a point north 49° 29' east 208.2 feet from the northeast corner of the property conveyed to Joe W. Collier and wife by deed from Lewis W. Collier and wife, of record in book 4390, page 405, Register's Office for said County, being the corner of Tracts 13-A and 13-B; thence partly with said Road, north 49° 29' east 400 feet to a point; thence south 40° 31' east 1195.92 feet; thence south 63° 33' 01" west 76.50 feet; thence south 20° 59' 30" west 73.49 feet; thence south 40° 53' 30" west 103.55 feet; thence south 50° 34' 26" west 159.08 feet to the line between Tracts 13-A and 13-B; thence with the line between said two tracts, north 40° 28' west 1224.81 feet to the beginning, containing 11.15 acres, more or less.
Being part of the property conveyed to Lewis W. Collier and wife, Dale S. Collier, by deed from Orman A. Simpkins and wife, of record in book 2443, page 117, Register's Office for said County, with a life estate reserved in Leola Tidwell Simpkins.

This conveyance is made subject to the following restrictive covenants:
No residence shall be erected on premises having less than 1500 square feet of floor space to the living area.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,500.00

Subscribed and sworn to before me, this the 2nd day of February 19 72

Affiant

My commission expires: Aug 9, 1975 (Affix Seal)

Notary Public

Porches, breezeways, garages and similar spaces shall be in addition to, and not included, in said 1500 square feet requirements.
All structures shall consist of at least 50% brick or stone masonry construction.
No building will be constructed within 250 feet of the rear of any residence.
Said tract may be subdivided into two tracts but only one residence shall be erected or maintained on either tract at any time.
The foregoing restrictions are hereby declared to be covenants running with the land and shall be binding and obligatory upon all persons who now own or who may hereafter own, possess or occupy said property for a period of 20 years from date of deed.

unimproved (X)
This is improved ( ) property, known as ..... (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 Joe W. Collier and wife, Ruth W. Collier, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* Joe W. Collier and wife, Ruth W. Collier *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.*

And we, Lewis W. Collier and wife, Dale S. Collier, and Leola Tidwell Simpkins *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joe W. Collier and wife, Ruth W. Collier, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 2nd *day of* February, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lewis W. Collier
Dale S. Collier
Leola Tidwell Simpkins

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J R Wyatt, a Notary Public in and for said County and State, the within named Lewis W. Collier and wife, Dale S. Collier, and Leola Tidwell Simpkins

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 24th day of February, 1972.

J. R. Wyatt, Notary Public.

Commission Expires Aug 9 1974

STATE OF
COUNTY OF

B 4734 FEB 4 8 55 AM '72 IDENTIFICATION REFERENCE REGISTER DAVIDSON COUNTY, TENN.

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 FEB-4-72 CONV *4,500.00, FEB-4-72 S TAX A* 11.70, FEB-4-72 TRFEE A* .50, FEB-4-72 I DEED A* 6.00, * 18.20, 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.