MAIL

RECORDED INSTRUMENT
To: JOHN G. DOAK, Atty.
2525 Lebanon Road
Nashville, Tenn.
37214

BOOK 4596 PAGE 770

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,500.00

Ernest L. Shoemake Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April 1972.

Helen L. Sanderson
Notary Public

MY COMMISSION EXPIRES: 11 August 1975
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John G. Doak - 2525 Lebanon Road - Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest L. Shoemake ET UX (NAME)	Same (NAME)	MAP 110
619 Paces Ferry Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	% PAR. 8
Nashville Tenn 37214 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	MAP

FOR AND IN CONSIDERATION OF THE SUM OF 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, Baker & Freeman, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest L. Shoemake, Jr. and wife, Mary M. Shoemake

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:

Two Tracts in the 4th Civil District of Davidson County, Tennessee, being tracts 9 and 10 of the Wright Lands unrecorded, described according to a survey dated April 4, 1972, by Stanford and Associates Inc., as follows:

Tract 9 fronts 170 feet on the easterly side of New Hope Road and runs back between lines 850 feet on the northerly line and 850 feet, more or less, on the southerly line to a line at the rear measuring 176.5 fet thereon.

Tract 10 fronts 170 feet on the easterly side of New Hope Road and runs back between lines, 850 feet on the northerly line and 850 feet on the southerly line to a line at the rear measuring 170 feet thereon.

Being part of the same property conveyed to Baker & Freeman, Inc., by deed from M. Aileen Wright and Lillian F. Wright, of record in Book 4581, page 363, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Restrictions on Ewin Wright Lands , recorded and attached hereto.

unimproved ( )
This is improved ( ) property, known as _____
(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.

Witness my hand this 20th day of April, 1972

Baker & Freeman, Inc.:

Robert E. Baker, President

RECORDED IN STATE

2525 Lebanon Road
Nashville, Tenn.
37214

STATE OF TENNESSEE
Davidson County

BOOK 4596 PAGE 771

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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert E. Baker and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the president and _____ respectively of the Baker & Freeman, Inc. the within named bargainor, a corporation, and that (he) (they) as such president and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert E. Baker as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 20th day of April, 19 72

My commission expires 11 August 1975 Helen L. Sandson
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

B 57332

WARRANTY DEED

FROM Baker & Freeman, Inc.

TO Ernest L. Shoemake ET UX

IDENTIF. REFERENCE

RECORDED INSTRUMENT
To: JOHN C. DOAK, ATTY.
2525 Lebanon Road
Nashville, Tenn.
37214

APR 27 10 45 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAIL
RECORDED INSTRUMENT
To: JOHN G. DOAK, Atty.
2525 Lebanon Road
Nashville, Tenn.
37214

BOOK 4596 PAGE 772

RESTRICTIONS ON ELVIN WRIGHT LANDS

1- All tracts shall be for residential use only.

2- Homes shall be a minimum of 1300 square feet of livable area.

3- Homes without built in or attached garage facilities shall contain a minimum of 1500 square feet of livable area.

4- All homes shall have brick veneer or stone foundation.

5- Any exterior material that does not consist of at least 60% brick or stone must be approved by an officer of BAKER & FREEMAN, INC.

6- All homes must be a minimum of 150 feet from the right of way of a public road.

7- Any barns, stables, detached garages or other out buildings shall be set back a minimum of 250 feet from the right of way of any public road, with the exception that tracts #1 and #8 shall have a 125 feet set back from the side street since these lots are corner lots. They will be considered to front Stewarts Ferry Pike.

8- The raising of swine will not be permitted on these tracts.

9- House trailers and prefab homes of similar construction are prohibited.

10- Nothing illegal, noxious, or considered a public nuisance will be permitted on these tracts.

11- Existing homes may not be moved onto these lots.

12- No commercial farming operation will be permitted on these tracts.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

APR27'76 CONV 14,500.00
APR27'76 S TAX A* 37.70
APR27'76 PR FEE A* .50
APR27'76 RECD A* 6.00 * 44.20

MAIL
RECORDED INSTRUMENT
To: JOHN G. DOAK, Atty.
2525 Lebanon Road
Nashville, Tenn.
37214