BOOK 4618 PAGE 375 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July 19 72

Notary Public

MY COMMISSION EXPIRES: 11/22/72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John G. Doak, Attorney - 2525 Lebanon Road - Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alford A. Nichols ET UX (NAME)	Same (NAME)	Map 110
Stewarts Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 147
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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 and Freeman, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alford A. Nichols and wife, Helen F. Nichols

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:

Land in the Fourth Civil District of Davidson County, Tennessee, being Tract No. 5 on the unrecorded plan of the Wright Lands being described according to a survey dated the 4th day of April, 1972, by Stanford & Associates, Inc. as follows:

Said tract No. 5 begins at a point in the centerline of Stewarts Ferry Pike said point being 655.91 feet east of the intersection of New Hope Road; thence North 3 degrees 33 minutes 30 seconds east 675 feet to a point; thence north 86 degrees 26 minutes 30 seconds west 200 feet to a point; thence South 3 degrees 33 minutes 30 seconds west 200 feet west 675 feet to a point in the centerline of Stewarts Ferry Pike; thence south 86 degrees 26 minutes 30 seconds east 200 feet to the point of beginning, containing 3.099 acres more or less.

Being part of the 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 subject to the restrictions attached hereto.

This is { } unimproved { } 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 10 day of July, 1972

Baker & Freeman Inc by Robert E. Baker
ROBERT E. BAKER, PRESIDENT

RECORDED INSTRUMENT
JOHN G. DOAK, ATTY
2525 Lebanon Road

RECORDED INSTRUMENT
TO: JOHN C. DOAK, Atty.
2525 Lebanon Road
Nashville, Tenn.
37214

BOOK 4618 PAGE 376

STATE OF TENNESSEE
Davidson County

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 11th 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) acknowledged (himself) to be the President and _____ respectively of the Baker & Freeman, Inc. the within named bargainor, a corporation, and that (he) 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 President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 11th day of July, 1972

My commission expires 11 August 1975

Helen L Sandborn
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
BAKER & FREEMAN, INC.

TO
ALFORD A. NICHOLS ET UX
HELEN F. NICHOLS

B 67.150.0

IDENTIF. REFERENCE

JUL 13 10 03 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 13 72	CONV	*8,950.00			
JUL 13 72	S'TAX		A*	23.14	
JUL 13 72	PR'FEE		A*	.50	
JUL 13 72	W'DEED		A*	6.00	* 29.64

RECORDED BY TITLE INSURANCE CO. 2525 LEBANON ROAD NASHVILLE, TENN.

Please Mail Back To
JOHN C. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

RESTRICTIONS ON EWIN 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.

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