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FORM NO. WD-1

RECORDED INSTRUMENT FOR JOHN G. DOAK, ATTY. 2525 Lebanon Road Nashville, Tenn. 37214

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37500.00

David E. McWilliams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August 1972

Helen K. Sanders
Notary Public

MY COMMISSION EXPIRES: 11 August 1975

(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
David E. McWilliams ET UX (NAME)	Same (NAME)	
Stewarts Ferry Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	110
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	10.00 Pct

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 David E. McWilliams and wife, Dorris G. McWilliams

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 4th Civil District of Davidson County, Tennessee being Tract No. 2 on the plan of Ewin Wright Lands, not of record, described according to a survey by Stanford & Associates, Inc. dated the 4th day of April, 1972 as follows:

Said Tract 2 begins at a point in the centerline of Stewarts Ferry Road, the same point being the southeasterly corner of Tract No. 3 on said survey; thence north 3° 33' 30" east a distance of 675 feet to a point being the northeasterly corner of Tract No. 3 on said survey; thence south 86° 26' 30" east 200 feet to a point being the northwest corner of Tract No. 1 on said survey; thence south 3° 33' 30" west 675 feet to a point in the centerline of Stewarts Ferry Road, being the southwest corner of Tract No. 1 on said survey; thence with the centerline of said Stewarts Ferry Road north 86° 26' 30" west a distance of 200 feet to the point of beginning and containing 3.099 acres more or less.

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 subject to the Restrictions 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 S this 2nd day of August, 1972

Robert E. Baker
ROBERT E. BAKER, PRESIDENT

RECORDED INSTRUMENT FOR JOHN G. DOAK, ATTY. 2525 Lebanon Road Nashville, Tenn. 37214

STATE OF TENNESSEE
Davidson County

BOOK 4625 PAGE 22

MAIL
RECORDED INSTRUMENT
TO: JOHN B. DOAK, ATTY.
2525 Lebanon Road
Nashville, Tenn.
37214

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 (~~their several oaths~~) (his oath) acknowledged (~~themselves~~) (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 _____ (they), 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 2nd day of August, 1972.

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

B 7 0 1 4 9

WARRANTY DEED

FROM

TO

IDENTIF. REFERENCE

AUG 4 1 08 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-4-72	CONV	*8,750.00			
AUG-4-72	S'TAX		A*	22.62	
AUG-4-72	PR'FEE		A*	.50	
AUG-4-72	W'DEED		A*	6.00	* 29.12

MAIL
RECORDED INSTRUMENT
TO: JOHN B. DOAK, ATTY.
2525 Lebanon Road
Nashville, Tenn.
37214

4-12-72 STEWARTS FERRY PK. & NEW HOPE RD.

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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.