BOOK 4637 PAGE 33 156

WARRANTY DEED. (For Typewriter) (Box 687-1) 12 PW

For and in Consideration of the sum of TEN & 00/100----------

----------($10.00)---------- **Dollars,**

cash in hand paid and for other good and valuable considerations, the receipt and sufficiency for all of which is hereby acknowledged,

NOW, THEREFORE, WE, AILENE B. TALBOT AND INEZ BOMAR BOERNER being the children and only heirs at law of J. H. Bomar et ux Mary Allen Bomar, both deceased

I hereby swear, or affirm, that the actual consideration for this transfer, or value of property transferred, whichever is greater is $21,000.00 which amount is equal to or greater than the amount which property would command at a fair and voluntary sale.

Don Lambert

Subscribed and sworn to before me this the 10 day of Aug 1977

Margaret L Heckman
Register or Notary Public

Commission expires 10-17-74

have bargained and sold, and by these presents do transfer and convey unto the said

DON LAMBERT ET UX LINDA LAMBERT, their **heirs and assigns, a certain tract or parcel of land in** Davidson **County, State of Tennessee, as follows:**

Land in the 9th, formerly the 14th, Civil District of said County being lot No. 35 on the unrecorded plan of Harpeth Heights, described according to a survey made by Z. J. Wilkinson, Surveyor, July 16, 1936, as follows:

BEGINNING on the northerly margin of Highway No. 100 as the corner of lots Nos. 34 and 35; thence with the line between said two lots, north 16° 15' West 292 feet; thence north 9° 30' west 605 feet to the center of the Harpeth River; thence with the center of said river south 84° 10' east 115 feet to the corner of lots Nos. 35 and 36; thence with the line between said two lots, south 13° east 535 feet; thence south 16° 15' east 285.5 feet to the northerly margin of said Highway No. 100; thence with said Highway westwardly 150 feet to the beginning.

BEING the same property conveyed to J. H. Bomer et ux Mary Allen Bomar, both deceased, by deed of recorded in Deed Book 1046 Page 178, Register's Office of Davidson County, Tennessee and being the same property inherited by Ailene Bomar Talbot and Inez Bomar Boerner, being the only heirs at law of the said J. H. Bomar and Mary Allen Bomar, deceased.

Buyer Don Lambert etux Jeff Bills Lot 35 Harpeth Heights Mash-Dun

THIS INSTRUMENT PREPARED BY:
TOM STUMP, ATTORNEY AT LAW
WAVERLY, TENNESSEE

Said land is conveyed subject to the following restrictive covenants, to-wit:

1. The said land shall be used for residences for dwelling purposes only and not otherwise, and only one dwelling shall be erected on each lot.

2. No part of the premises herein conveyed shall be sold, conveyed or leased to any person or persons of African blood or descent nor shall any such person or persons be allowed to live on or occupy any part of the premises herein conveyed except in the capacity of servant or servants of the owner or the tenants.

3. All residences shall be built of brick, stone or stucco. All residences shall be erected so that the main front wall thereof shall be on a line one hundred (100) feet from the street on which said land fronts and thirty-five (35) feet of the side line.

4. No nuisance or pest of any kind shall be kept on premises of said property.

5. It is further contracted and agreed that these covenants and agreements are express covenants, which run with the land and shall be binding upon the purchaser and every purchaser or owner succeeding to this land for a period of twenty years from the date of this conveyance.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said DON LAMBERT ET UX LINDA LAMBERT, their heirs and assigns, forever. And we do covenant with the said DON LAMBERT ET UX LINDA LAMBERT that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said DON LAMBERT ET UX LINDA LAMBERT, their heirs and assigns, against the lawful claims of all persons whomsoever. ~~A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.~~

Witness our hand s, this 10th day of August, 19 72.

Witness:

Ailene B. Tallat

Inez Boman Bohemer
(by Ailene B. Tallat
Attorney-in-fact)

ACKNOWLEDGMENT BEFORE COUNTY COURT CLERK

BOOK 4637 PAGE 35

STATE OF TENNESSEE, COUNTY

Personally appeared before me, , Clerk of the County Court of said County, the within named

the bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein named.

Witness my hand, at office, this day of , 19

....., Clerk.

....., D. C.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, Humphreys COUNTY

Personally appeared before me, Margaret K Hickman , a Notary Public in and for said County and State, the within named

AILENE B. TALBOT AND INEZ BOMAR BOERNER

the bargainor S , with whom I am personally acquainted, and who acknowledged that theyy executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Waverly Tennessee, this 10th day of August, 19 72

My Commission Expires 10/17, 19 74 Margaret K. Hickman

Notary Public.

STATE OF TENNESSEE, COUNTY.

Register's Office, , 19

I, , Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No. , page ; that they were received , 19 , at o'clock M., and entered in Note Book , Page

.....

BOOK 4637 PAGE 36

Warranty Deed

FROM

AILENE B. TALBOT AND

INEZ BOMAR BOERNER

To

DON LAMBERT ET UX

LINDA LAMBERT

STATE OF TENNESSEE

.....COUNTY.

Register's Office

Received for record the.....day of

....., A.D. 19....., at.....o'clock.....M. Noted in Note Book .....page....., and recorded in Book of Deeds....., Vol....., Page.....

Fee Paid, $.....

Witness my hand,

....., Register.

State Tax . . . . . $.....

Clerk's Fee . . . . . $.....

Total . . . . . $.....

Paid this.....day of....., 19.....

.....County Court Clerk.

(BOX 887-J) MARSHALL & BRUCE-NASHVILLE

B 7 5 7 3 7

IDENTIF. REFERENCE

SEP 13 10 22 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 13 72	CONV	21,000.00			
SEP 13 72	S'TAX		A*	54.60	
SEP 13 72	PR'FEE		A*	.50	
SEP 13 72	W'DEED		A*	4.00	
SEP 13 72	W'DEED		A*	4.00	* 63.10