Paid

This instrument prepared by Thomas E. Stewart, Stewart & Black, Attorneys, 4705 Gallatin Road, Nashville, Tn. 37216

WARRANTY DEED

BOOK 4639 PAGE 866

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. MORRIS PEEPLES, ET UX (NAME)	SAME (NAME)	18
(STREET ADDRESS OR ROUTE NUMBER) Joelton Tenn.	(STREET ADDRESS)	23 pt
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00) *DOLLARS*

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged,

SEP 22 72	CONV	53,000.00			
SEP 22 72	S'TAX		A*	137.80	
SEP 22 72	PR'FEE		A*	.50	
SEP 22 72	W'DEED		A*	6.00	* 144.30

THOMAS W. DRAKE, ET UX, ELLEN ENOCH DRAKE,

have bargained and sold, and by these presents do transfer and convey unto the said C. MORRIS PEEPLES, ET UX, EUGENIA H. PEEPLES, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin on the southerly margin of Brick Church Pike, said iron pin being at the northwest corner of property described in an instrument of record in Book 1494, page 249, said Register's Office, and being bordered and adjoined on the west by the property of J. S. Hastie and P. Durham; thence along the margin of Brick Church Pike, North 85° 09' 30" East 157.63 feet; North 76° 47' East 901.85 feet; North 77° 51' East 719.55 feet to an iron pin; North 84° 35' East 185.83 feet to an iron pin; South 89° 49' 30" East 225.45 feet to an iron pin; South 73° 41! 10" East 234.27 feet to an iron pin; South 64° 30' East 182.25 feet to an iron pin; South 51° 55' East 241.01 feet to an iron pin; South 78° 30' 30" East 177.52 feet to an iron pin; thence adjacent to the property of Oneal Dickens, South 17° 38' West 83.00 feet to an iron pin; South 35° 28! West 149.81 feet to an iron pin; South 2° 28' West 138.53 feet to an iron pin; South 34° 32' West 142.76 feet to an iron pin; South 43° 24' West 346.81 feet; South 46° 01' West 312.37 feet to an iron pin; North 53° 24' West 12.50 feet to an iron pin; South 48° 10' West 557.47 feet to an iron pin; thence adjacent to and adjoining the property of Joe Peay, North 54° 18' West 93.30 feet tb an iron pin; South 63° 14' West 1226.56 feet to an iron pin; South 57° 54' West 284.62 feet to an iron pin; South 86° 12' West 68.83 feet to an iron pin, North 81° 29' West 282.71 feet to an iron pin; thence along a line adjacent to and adjoining the lands of Joe Peay and J. S. Hastie, et al, North 2° 33' West 1862.44 feet to the point of beginning, containing 98.211 acres, more or less, and being according to a survey of Wayne S. Cooper, Sr., Registered Land Surveyor, dated August, 1972.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 53,000.00

Subscribed and sworn to before me, this the 19th day of September 19 72

Affiant

My commission expires: 2/3/74 (Affix Seal)

Notary Public

Being the same property conveyed to Thomas W. Drake by deed from Frank W. Drake and wife, and G. Marshall Drake and wife, of record in Book 1494, page 249; and by deed from Thomas L. Drake and wife, Georgia M. Drake, or record in Book 881, page 442, Register's Office for Davidson County, Tennessee.

The Grantors reserve the right to use the following described property, a one acre portion of the above, for as long as they individually live, and more particularly described as follows:

"Beginning at the intersection and mouth of Old Brick Church Pike and Brick Church Pike in front of the Drake Home Place and extending West parallel with Brick Church Pike for 200 feet, then extending back between parallel lines 200 feet in a southerly direction, with a 200 foot dead line across the rear".

The Grantors further impose a restriction and covenant running with the land to be binding upon the Grantees, their heirs, assigns and successors, that they will not permit mobile homes to be installed, erected, placed or set upon within a 500 foot minimum setback line from Brick Church Pike for a period of 20 years from date.

T IDENTIF. REFERENCE

SEP 22 11 48 AM '72

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

B 7 7 0 2 7

unimproved (X)
This is improved ( ) property, known as Brick Church Pike, Nashville, Tenn.
(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 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.*, except as appears of record.

And we, the grantors, *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. Witness* our hands *this* 19th *day of* September, *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.*

X Ethel Everett Drake

X Thomas W. Drake

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ellen, Enoch Drake and Thomas W. Drake

the bargainor S., 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 19th day of September, 19 74. Thomas E Stevens, Notary Public.

Commission Expires 2/3/74.

STATE OF
COUNTY OF

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....., 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.....