FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF Nov., 19 72

Notary Public

MY COMMISSION EXPIRES: 2nd July 1973

(AFFIX SEAL)

BOOK 4653 PAGE 973

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

THIS INSTRUMENT WAS PREPARED BY

John G. Doak, Attorney (NAME) 2525 Lebanon Road Nashville, TN 37214 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Orville Clark, et ux (NAME)	Same (NAME)	
Lot #7 Stewarts Ferry Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	110
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	6.15 Pt

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 Orville Clark and wife, Martha F. Clark

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:

A tract of land in the 4th Civil District of Davidson County, Tennessee being Tract No. 7 of the Ewin Wright Lands unrecorded, described according to a survey dated April 4, 1972, by Stanford & Associates, Inc., as follows:

Said Tract No. 7 begins at a point which is south 87° 04' east 455.91 feet from the intersection of the centerline of Stewarts Ferry Road and the centerline of New Hope Road; thence north 87° 04' west 200 feet to a point on said centerline; thence north 3° 33' 30" east 675 feet to a point in the southerly line of Tract No. 9 on said survey; thence south 86° 26' 30" east 200 feet to a point in the southerly line of said Tract 9; thence south 3° 33' 30" west 675 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 is 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 this 9th day of November, 1972

X

Robert E. Baker

Robert E. Baker, President - Baker & Freeman, Inc.

Return to:
Nashville, Tenn.
37214

STATE OF TENNESSEE
Davidson County

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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) 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 8th day of November, 1972

My commission expires 11 August 1975

Helen L. Sandlin
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM Baker & Freeman, Inc.

TO Orville Clark and wife, Martha F. Clark

B 83373

T

IDENTIF. REFERENCE

NOV 9 1 28 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV-9'72	CONV	*8,500.00			
NOV-9'72	S'TAX		A*	22.10	
NOV-9'72	PR'FEE		A*	.50	
NOV-9'72	W'DEED		A*	6.00	* 28.60

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 bet 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.