BOOK 4673 PAGE 668 FORM NO. WD-1

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF Jan. 1973

Notary Public

MY COMMISSION EXPIRES: 11 August 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN G. DOAK, ATTORNEY 2525 Lebanon Road Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary F. Clark and wife (NAME)	SAME (NAME)	Map 110
3310 Valley Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 150
Alexandria VA 22302 (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 & Freeman, Inc.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary F. Clark and wife, Sharon M. 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 8 of the Ewin Wright Lands, unrecorded, described according to a survey by Stanford, Inc. dated April 4, 1972:

Tract 8 begins at the point of intersection of the Centerline of New Hope Road & Stewarts Ferry Road thence along the Center line of New Hope Road North 3° 33' 30" East a distance of 675 feet to a point on said centerline, thence South 87° 04' East 255.91 feet to a point being the common corner of tracts 7 & 8; thence South 3° 33' 30" West 675 feet along the common line between tracts 7 & 8 to a point on the centerline of Stewarts Ferry Road thence with said center line North 87° 04' West a distance of 255.91 feet to the point of beginning and containing 3.96 acres more or less.

BEING 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 of Davidson County, Tennessee.

This conveyance is subject to the restrictions attached hereto.

This is unimproved ( ) improved ( ) property, known as Tract 8, Ewin Wright Lands
(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 17th this day of January, 19 73

BAKER & FREEMAN, INC.

BY: R. E. Baker

R. E. Baker, President

STATE OF TENNESSEE
Davidson County

2[illegible]
Nashville, Tenn. 37214.

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. E. Baker, President of Baker & Freeman, Inc.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of January 1973

Commission expires 11August 1975

Helen L. Sanders
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared K 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) (they) 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 K 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 17 day of Jan, 1973

My commission expires 11August 1975.

Helen L. Sanders
Notary Public

WARRANTY DEED

FROM
Baker & Freeman, Inc.

TO
Gary F. Clark and wife,
Sharon M. Clark

B 9 1 8 8 6

IDENTIF. REFERENCE

JAN 22 9 50 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN22'73	CONV	*9,500.00				
JAN22'73	S'TAX		A*	24.70		
JAN22'73	PR'FEE		A*	.50		
JAN22'73	W'DEED		A*	6.00	*	31.20

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.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This
Document Unsatisfactory When Received.

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