Prepared by: Kay Adkisson
Nelson St
Nash Tenn

WARRANTY DEED BOOK 4685 PAGE 132

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ronnie Fleming, et ux	Same	
(NAME) Mail to: Cook Kimball	(NAME)	8
(STREET ADDRESS OR ROUTE NUMBER) Rockwell & Jenn.	(STREET ADDRESS)	10 45
(CITY) (P. O./ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Four Thousand & no/100 ---------- ($4,000.00) ---------- *Dollars,*

cash in hand paid by Ronnie Fleming and wife, Joyce Faye, the receipt of which is hereby acknowledged.

I, John Newland, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said Ronnie Fleming and wife, Joyce Faye, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Clyde D. Anderson, Surveyor, dated February 19, 1973, as follows:

Beginning at an iron pin in the southerly margin of Ellis Drive, said point being north 86° West 171 feet from the northeast corner of property conveyed to Billy C. Newland and wife, by deed of record in Book 4195, Page 42, said Register's Office: thence south 6° 15' west, 469 feet to an iron pin in a fence line; thence with said fence line, north 89° 07' west, 190.4 feet to an iron pin; thence north 6° 15' west, 458.5 feet to an iron pin in the southerly margin of Ellis Drive; thence with same south 86° east 192 feet to the point of beginning, containing 2.01 acres.

Being part of the same property conveyed to John Newland, by deed from Annie Newland Armstrong and husband, et al, by deed of record in Book 2043, Page 179, Register's Office for Davidson County, Tennessee.

Continued Over

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,000.00

Subscribed and sworn to before me, this the 28 day of February 19 73

Affiant Donna Newland

My commission expires: My Commission Expires May 4, 1975 (Affix Seal)

Notary Public Raymond H Evans

This is { unimproved ( ) / improved ( ) } property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ronnie Fleming and wife, Joyce Faye, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ronnie Fleming and wife, Joyce Faye, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 28th *day of* February, 19 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Newland

BOOK 4685 PAGE 133

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H. Darrow, a Notary Public in and for said County and State, John Newland, unmarried

the within named 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 28th day of February, 1973.

Commission expires My Commission Expires May 4, 1975

Raymond H. Darrow
Notary Public

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.....

Continued from Page One

This property is hereby conveyed subject to the following restrictive covenants, which shall be covenants running with the land and binding upon grantees, their heirs and assigns for a period of 10 years from date hereof, and which are as follows:

1. Each house must have a minimum of 1000 square feet of living space; one family dwelling.

2. Said property is to be used for residential purposes only and for no other purpose.

MAR-2[illegible]	CONV	*4,000.00				
MAR-2[illegible]	S'TAX		A*	10.40		
MAR-2[illegible]	PR'FEE		A*	.50		
MAR-2[illegible]	W'DEED		A*	4.00	*	14.90

WARRANTY DEED

FROM

John Newland, unmarried

TO

Ronnie Fleming et ux

B 9 6 7 1 9

IDENTIF. REFERENCE

MAR 2 9 13 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE