Deed prep; J. Hill, Attorney -320 S. Gallatin Rd., Madison, Tennessee 37115

WARRANTY DEED

BOOK 4706 PAGE 652

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Mrs. K. M. Lynch	same	
(NAME:)	(NAME:)	
~~40~~ Old Hickory Blvd.		40.
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
White's Creek, Tenn 37189		P/C 20
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten & 00/100****---------- *DOLLARS* cash in hand paid, and for other good and valuable considerations, the receipt of which is hereby acknowledged, therefore,

I, Ella C. Williams, a widow, the grantor *have bargained and sold, and by these presents do transfer and convey unto the said* Kendall M. Lynch et ux, Carol M. Lynch, the grantees, and their, *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:* Being a parcel of land located in the 1st Councilmanic District of Davidson County, Tennessee, and being a part of the Ella C. Williams Lands as recorded in Book 1163, page 106, Register's Office for Davidson County, Tennessee, according to a survey made by Clement E. Greek, III, dated April 9, 1973, and being particularly described as follows;

Beginning at a point, this point being an iron pin set in the north margin of Old Hickory Blvd, 646 feet, more or less, east of the southeast corner of F. O. Teasley property along the margin of Old Hickory Blvd; thence North 53 deg 58' West, 600 feet to an iron pin; thence North 36 deg. 12' East, 220.0 feet to an iron pin; thence South 53 deg. 58' East, 600.0 feet to an iron pin in the northern margin of Old Hickory Blvd; thence South 36 deg. 12' West 220.0 feet along the margin of Old Hickory Blvd, to an iron pin, this being the point of beginning and containing 3.03 acres, more or less.

Being part of the same property conveyed to Mark S. Williams et ux, Ella C. Williams by deed from George M. Connell et ux, Marguerity J. Connell, Allen P. Connell et ux, Mae C. Connell, Martha C. Detchon et vir, Charles H. Detchon, of record in Book 1163, page 106, Register's Office for Davidson County, Tennessee. (The said Mark S. Williams having since died.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,545.00

Subscribed and sworn to before me, this the 9 day of May 1973

Ella C. Williams
Affiant

My commission expires: 2-7-77
(Affix Seal)

J. C. Teasley
Notary Public

It is mutually agree between the grantor and grantee herein, that the following restrictions shall apply to the property described hereinbefore and shall run with the land and be binding on any future purchases, and same are as follows:

(1) Any dwelling to be constructed on the property shall contain not less than 1800 square feet of living area and construction of same shall be at least 1/2 brick and stone vaneer to grade.

(2) No swine or poultry shall be keptor raised on premises.

(3) Any outbuilding constructed on the land must be of quality material and workmanship in keeping with the dwelling house, and painted or stained.

(4) There should be a minimum setback line of 125 feet from the roadway.

(5) The grantee must commence construction of the dwelling on this property, meeting these requirements, within one year from the date of this conveyance or offer to resell the same property to the grantor herein. Price not to exceed the purchase price herein.

(6) Grantee will construct boundary fence of material suitable to contain livestock on the North, East and West boundary of this property.

(7) Only one single family dwelling shall be constructed on this property.

unimproved ( )
This is improved ( ) property, known as ..... (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, and 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.*

And I, the grantor, *do further covenant and bind* myself, and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees, and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 5th *day of* May, *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.*

Ella C. Williams

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* Ella C. Williams, a widow

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

Witness my hand and official seal at White's Creek, *Tennessee, this* 8 *day of* May, *19* 73.

F. C. Tinsley, *Notary Public.*

Commission Expires 2-7-77.

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.

C 0 6 2 7 6

BOOK 4706 PAGE 655

IDENTIF. REFERENCE

MAY 14 9 12 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 14	CONV	*4,545.00			
MAY 14 S'TAX			A*	11.70	
MAY 14 PR'FEE			A*	.50	
MAY 14	W'DEED		A*	8.00	* 20.20

WARRANTY DEED

FROM

Ella C. Williams

TO

Kendall M. Lynch ET UX

mail to Kendall
Kendall Pt. Dr.
407 Dickerson
Madison

Compliments of

Madison Title Company

320 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS