FORM NO. WD-1

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IDENTIF. REFERENCE

JUN 18 9 17 AM '73

FELIX [illegible]
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,500.00

James L. Williams, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June 1973.

James M. Stinnett Jr.
Notary Public

MY COMMISSION EXPIRES: 10-31-76
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY

ROBERTSON, STINNETT & COSS, Attys., P.C., Ashland City, Tennessee 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Williams, Jr. (NAME)	Same (NAME)	Map 28
Old Higdon Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	p/o Par. 48
Rt. # 1, Joelton, Tennessee 37015 (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, J. G. Henderson and wife, Edna Lee Henderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Williams, Jr., and wife, Kathy L. Williams

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN the 14th Civil District of Davidson ~~DAVIDSON~~ COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Tract No. 7 on the Plan of the Paul L. Hicks property, and shown on a survey by Harold H. Cole, dated May 2, 1972, described as follows: BEGINNING at a point in the easterly margin of Little Marrowbone Lake Road, said point being a corner to Oliver J. Waller, Jr., et al.; thence, with the margin of said road, N 34° 35' W 200.0 feet; N 43° 31' W 59 feet to a point in the margin of said road, a corner to E. G. Bracy; thence, with the line of said E. G. Bracy, S 89° 30' E 1,828.5 feet to a point in the line of the Lee Krantz property, said property being of record in Book 0476, page 128, Register's Office for Davidson County, Tennessee; thence, with the line of said Lee Krantz property, S 2° W 200 feet to a corner with the said Oliver J. Waller, Jr., et al.; thence, with the line of said Oliver J. Waller, Jr., et al., N 89° 45' W 1,663.0 feet to the beginning, containing 8.40 acres, more or less.

BEING the same property conveyed to Grantors by deed from Paul Landis Hicks and wife, Annette B. Hicks, of record in Book 4618, page 395, Register's Office for Davidson County, Tennessee.

As a part of the consideration for this conveyance, grantees assume and agree to pay the remaining balance on a note payable to the order of Paul Landis Hicks and wife, Annette B. Hicks, in the original principal sum of $6,375.00, and more particularly described in installment deed of record in Book 4618, page 395, said Register's Office.

This land is subject to the following restrictions: (1) All residences shall contain a minimum of 1,000 sq.ft. of Living area, excluding proches, patios, and carports, and have at least 75% brick or stone veneer to grade on the front. (2) All residences shall set back at least 100 fet from Marrowbone Lake Road right-of-way and at least 10 feet off property side line. All extra buildings shall set to the rear of any structure used for a residence. (3) No more than one (1) mobile home will be allowed per tract. All mobile homes must set back at least 200 feet from Marrowbone Lake Road right-of-way and mobile homes must be udnerpinned completely with brick, stone or block. (4) No temporary structures or unfinished houses shall be used as a residence at any time. (5) Any swine kept on any

(CONTINUED on ATTACHED SHEET)

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 our hands this 16th day of June, 1973

J. G. Henderson

Edna Lee Henderson

STATE OF TENNESSEE
~~Davidson~~ County
Cheatham

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. G. Henderson and wife, Edna Lee Henderson

the bargainors, 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 Ashland City, Tennessee, this 16th day of June 1973.

Commission expires 10-31-76

James H. Stennett, Jr.
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM J. G. HENDERSON et ux

TO JAMES L. WILLIAMS et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN18 CONV *7,500.00
JUN18 S'TAX A* 19.50
JUN18 PR'FEE A* .50
JUN18 W'DEED A* 6.00 * 26.00

WARRANTY DEED - J.G. HENDERSON et ux to JAMES L. WILLIAMS et ux

Continuation of Restrictions:

tract must be kept at least 600 feet from Marrowbone Lake Road right-of-way and any commercial dog kennels or commercial fowl buildings must be maintained at the same 600 feet distance.

6. Nothing shall be allowed that would be termed as a general nuisance to the neighborhood.

7. These restrictions shall run with the land for a period of 20 years from this date and be binding on any and all owners and enforcible by same.

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