This instrument prepared by Thomas M. Black, Attorney, 223 Madison St., Madison, Tennessee 37115

Mail

WARRANTY DEED

BOOK 4731 PAGE 663

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LARRY W. PENNINGTON, ET UX (NAME:)	SAME (NAME:)	map 32
1219 Sunnymeade Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 86
Nashville Tenn 37216 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of.....TEN AND NO/100----------

----------($10.00)--- *DOLLARS*

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged,

ROBERT AMELING MILLER, ET UX, EMALEE JACKSON MILLER,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* LARRY W. PENNINGTON, ET UX, JACQUELINE PENNINGTON

.....their.....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 10th Civil District of Davidson County, Tennessee, and being Tract One as described according to a survey of Jackson Road Tracts by G. Barry Greer and Associates, dated February 9, 1973, as follows:

Beginning at a point 330.42 feet north from the northwest corner of the Pioneer Christian School property as of record in Book 4604, page 922, Register's Office for Davidson County, Tennessee, at the easterly margin of Jackson Road; thence along the margin of said Jackson Road N 14° 08' W 55.26 feet to a point being at the easterly margin of the end of Davidson County Road Project 72-R-15 station 25 + 47.00 according to said survey; thence N 09° 42' W 622.0 feet to a post; thence N 07° 08' W 92.0 feet to a post; thence N 02° 04' E to a point, being a corner post; thence N 89° 12' E 162.1 feet to a corner post; thence S 24° 32' E 417.90 feet to a corner post; thence S 00° 10' E 508.7 feet to a point; thence S 63° 28' W 241.2 feet to the point of beginning, containing 5.78 acres, more or less.

Being part of the same property conveyed to Robert Amerling Miller and wife, Emalee Jackson Miller, by deed from H. Gordon Wynn, Jr., of record in Book 4649, pl64, said Register's Office and by deed from Irene Hall of record in Book 4684, page 845, said Register's Office.

Robert A. Miller and Robert Ameling Miller are one and the same person. Emalee Miller and Emalee Jackson Miller are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $8,500.00

Subscribed and sworn to before me, this the 24th day of July, 1973.

Affiant

My commission expires: 11-12-75

(Affix Seal)

Notary Public

The grantors herein retain for the use of themselves, their heirs, assigns, invitees and licensees and for the use of owners of Tract One, Tract Two, Tract Three, Tract Four and Tract Five, their heirs, assigns, invitees and licensees, a temporary ingress and egress easement twenty five (25) feet in width along the front of said property from the margin of Jackson Road. Said temporary easement shall expire, terminate and forever cease on or by April 16, 1975. The survey of G. Barry Greer and Associates shows said easement.

Attached hereto, incorporated herein and made a part hereof are certain restrictions and covenants which shall run with the land.

This is unimproved (X) improved ( ) property, known as Tract 1, Jackson Road Property, Nashville, Tenn.
(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, their *heirs and assigns, forever.*

And we *do covenant with the said* grantees, their heirs and assigns, *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.*, except as appears of record.

And we, the grantors, *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.*

Witness our *hand* s *this* 24th *day of* July, *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.*

x Robert Amaling Miller

x Emalee Miller

Emalee Jackson Miller

This conveyance is subject to the following building restrictions and restrictive covenants which shall run with the land until February 25, 1983 at which time said covenants shall automatically extend until February 25, 1993 unless the grantees herein, their heirs and assigns along with a sufficient number of other grantees, heirs or assigns all of which constitute a majority of the then owners of tracts on the Jackson Road Tracts agree to change said covenants in whole or in part. The following restrictions apply and run with the land herein conveyed and to all other tracts in said Jackson Road Tracts.

1. The tract herein conveyed and all other tracts in said Jackson Road Tracts shall be used only for residential structu es and there shall be only one house built upon this tract or upon any one tract.

2. Any residential structure built must be no less than 40% brick or stone.

3. Any residential structure built exclusive of open porches and garages shall contain not less than 1200 square feet.

4. No mobile home, trailer, tent, shack or other like structure shall be used at any time as a temporary or permanent residence and no structure shall be moved upon the property unless it conforms to existing structures or requirements for structures as contained in these covenants.

5. All out buildings such as garages, barns or storage buildings must be built of strong structure, painted and maintained in good repair so as not to downgrade the property or the surrounding neighborhood.

6. Swine, poultry and salvage and junk yards are prohibited.

7. Partition or subdivision of this tract or of any tracts in said Jackson Road Tracts is strictly prohibited.

8. Invalidation of any of these covenants by judgment or court order shall not affect any other of the provisions contained herein which said provisions shall remain in full force and effect.

For purposes of definition, the Jackson Road Tracts refers to all of that certain land conveyed to ROBERT AMELING MILLER, ET UX, EMALEE JACKSON of record in Book 4649, page 164, Register's Office for Davidson County, Tennessee and Book 4684, page 845, Register's Office for Davidson County, Tennessee, and to that land as described on an unrecorded survey of G. Barry Greer and Associates dated February 9, 1973. MILLER

In the event the grantee(s) herein, their heirs or assigns or the grantees, heirs or assigns of any otherof the tracts or lots in said Jackson Road Tracts shall at any time these covenants are in effect, violate or attempt to violate any of the covenants herein mentioned, it shall be lawful for any person or persons owning any property contained in said Jackson Road Tracts or for the Grantors herein, their heirs or assigns, to bring suit or prosecute said violators in law or equity against the person or persons violating or attempting to violate any covenant or covenants. Any such suit or action for said violation may be brought to enjoin any such violation or attempted violation for damages resulting from said violation or attempted violation.

JUL 27 P	CONV	*8,500.00			
JUL 27 P	S TAX		A*	22.10	
JUL 27 P	PR FEE		A*	.50	
JUL 27 P	W DEED		A*	8.00	* 30.60

C 1 6 9 9 9

IDENTIF. REFERENCE

JUL 27 9 19 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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* Robert Ameling Miller, et ux, Emalee Jackson Miller,

*the bargainor*s, *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 Madison, *Tennessee, this* 24th *day of* July, *19* 73.

Thomas M. Blue, *Notary Public*

Commission Expires 11-12-75

NOTARY PUBLIC STATE OF TENNESSEE LARGE

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