This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Mary Louise Vidale

TO

Gretchen V. Beard and husband, James E. Beard

For draftsman's use

This instrument was prepared by
J. B. Watson, Jr., Attorney
1119 Stahlman Building
Nashville, Tennessee 37201

BOOK 4785 PAGE 393

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gretchen V. Beard, et vir (NAME)	Gretchen V. Beard, et vir (NAME)	Map # 15
5759 Clarksville Hwy. (STREET ADDRESS OR ROUTE NUMBER)	5759 Clarksville Highway (STREET ADDRESS)	Parcel # 57
Joelton, Tenn. 37080 (CITY) (STATE) (P. O. ZIP)	Joelton, Tenn. 37080 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

C40690

IDENTIF. REFERENCE

FEB 4 12 06 PM '74

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$1,100.00 Mary Louise Vidale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February, 1974.

Edna S. Woods
Notary Public

MY COMMISSION EXPIRES: 4-29-1974

(AFFIX SEAL)

For and in Consideration of the sum of Ten----------

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

and the love and affection which I have for my daughter, Gretchen V. Beard and husband, James E. Beard, I, Mary Louise Vidale

FEB-4-1974 FEB-4-1974 FEB-4-1974 W DEED

1:11 PM
A* 50
A* 6.00 * 9.36

Feb. 4-1974
CO 1.100.00
St 2.86
P Fee .50
W. Deed 6.00

Total 9.36

have bargained and sold, and by these presents do transfer and convey unto the said Gretchen V. Beard and husband James E. Beard, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A part of the 59 acres, more or less, conveyed to Mary Louise Vidale by Warranty Deed from B. F. Binkley on October 17, 1944 as of record in Book 1309, page 18, Register's Office for Davidson County, Tennessee and said part of said land is described according to an unrecorded plat made by Cummings Surveying Company on June 5, 1967, and described according to said survey as follows:

Being Lot No. 8 of the Berry Binkley property and being Lot No. 8 on said Plan, and described according to said plan as follows: Beginning

at an iron pin in the southerly margin of Morgan Road, said iron pin being placed at a point 877.1 feet in an easterly direction from an iron pin at the beginning of a curve in the southeasterly interesction of Whites Creek Pike and Morgan Road; thence in an easterly direction 150 feet along the southerly margin of Morgan Road to an iron pin; thence leaving said Morgan Road, South 2° 30' west 1247 feet to an iron pin in a fence line; thence along said fence line North, 86° west 150 feet to an iron pin; thence in a northerly direction 1244.6 feet to the point of beginning.

The hereinabove described property is conveyed subject to the following Restrictions which shall be binding on the Grantees, their heirs and assigns, for a period extending to the 17th day of June, 1982, to-wit:

Said lot is to be used for residential purposes and said residence shall contain at least 1,200 square feet of living area, excluding porches, garages and breezeways, The residence erected on said lot must have a set back line of at least 100 feet from any existing road and being at least 10 feet from any side line. Any residence constructed on said lot must be constructed of at least 75% brick or stone on the outside wall to grade. Any detached building on said lot must be constructed at least 500 feet from any existing road. No unfinished house, temporary structure, or trailer may be used on said lot as a residence at any time. The raising or keeping of swine is prohibited on said lot.

This is unimproved (X) improved ( ) property, known as Morgan Road, Joelton, Tenn. 37080
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gretchen V. Beard and husband, James E. Beard, their heirs and assigns, forever.

And I do covenant with the said Gretchen V. Beard and husband James E. Beard that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Mary Louise Vidale

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Gretchen V. Beard and husband, James E. Beard, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 4th day of February, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mary Louise Vidale

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Edna S. Woods, a Notary Public in and for said County and State, the within named Mary Louise Vidale

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 Nashville, Tennessee, this 4th day of February, 1974

Edna S. Woods, Notary Public

Commission Expires 4-29-1974

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 _____.