BOOK 4788 PAGE 322

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Cecil E. Waggoner (NAME)	Same	121
Rt #1 Pulley Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	48 pw
Nashville Tenn 37214 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) *DOLLARS* and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

FEB 14 72 CONV *7,500.00
FEB 14 72 S TAX A* 19.50
FEB 14 72 PO FEE A* .50
FEB 14 72 W DEED A* 6.00 * 26.00

We, Robert S. Faircloth and wife, Melda Faircloth

have bargained and sold, and by these presents do transfer and convey unto the said Cecil E. Waggoner and wife, Margie P. Waggoner *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 Third Civil District of Davidson County, Tennessee, according to a survey made by Petty & Petty, dated September 20, 1973, more particularly described as follows:

Beginning at a point in the southerly margin of Pulley Road 600 feet in an easterly direction from the northwest corner of the property conveyed in Book 3032, page 329, Register's Office for Davidson County, Tennessee; thence south 87° 30' east 149 feet; north 86° 30' east 125 feet; south 85° 32' east 444 feet; south 64° 13' west 423 feet; south 3° 30' west 150 feet; north 86° 30' west 225 feet; north 16° 10' west 368 feet to the point of beginning. Said tract being designated as Tract No. 4 and containing 3.25 acres, more or less.

Being the same property conveyed to Robert S. Faircloth and wife, Melda Faircloth by deed from Lipscomb G. Harding, Mildred E. Harding, Frances Harding Morgan, Ewing H. Harding, Beulah Harding Dickens, Claude G. Harding, Glenn F. Harding, Mabel Harding Bean, Robert Harding Taylor and Sammie E. Harding, of record in Book 4773, page 622, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

Continued.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7500.00

Affiant

Subscribed and sworn to before me, this the 13 day of February, 19 74

Notary Public

My commission expires: 11-4-74
(Affix Seal)

This conveyance is made subject to the following restrictive covnants:

1. No residence shall be constructed with less than 1200 square feet of living area excluding garages and porches. Residence built must be constructed of 2/3 or more brick or stone; in the alternative residence buildings of a decorative frame construction may be built.

2. No trailer or mobile home, basement house, garage or barn, or other buildings may be used as a temporary or permanent living quarters. Any construction must be completed within 12 months from beginning date.

3. No swine or commercial poultry may be kept on property.

4. No storage or junk cars, storage of building materials, or any offensive or unsightly storage may be placed on tracts.

5. There shall be a minimum building setback line of 75 feet from the front property line.

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 Cecil E. Waggoner and wife, Margie P. Waggoner *their heirs and assigns, forever.*

And we *do covenant with the said* Cecil E. Waggoner and wife, Margie P. Waggoner *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 we, Robert S. Faircloth and wife, Melda Faircloth *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Cecil E. Waggoner and wife, Margie P. Waggoner, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands* this 9th *day of* February, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert S. Faircloth

Melda Faircloth

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dewey W. Pedigo, a Notary Public in and for said County and State, the within named

Robert S. Faircloth and wife, Melda Faircloth

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 Nashville, Tennessee, this 7th day of February, 1974.

Dewey W. Pedigo
Notary Public

Commission Expires 11-4-74

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 _____

1 97 7. IDENTIF. REFERENCE FEB 10 PM 24 AM '77 FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.