MAIL TO: This instrument prepared By: Mrs Sue Ambrose White's Creek Bank & Trust Co White's Creek, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
S. L. Capps et ux (NAME)	same (NAME)	Map 8 p/o
Whites Creek Pike (STREET ADDRESS OR ROUTE NUMBER)	BOOK 4794 PAGE 216 (STREET ADDRESS)	Parcel 106
Joelton, Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail

FOR AND IN CONSIDERATION of the sum of Ten and no/100 -($10.00)- *Dollars,*

cash in hand paid by S. L. Capps and wife, Patsy D. Capps, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

I, John Newland, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said S. L. Capps and wife, Patsy D. Capps their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 14th Civil District of Davidson County, Tennessee described according to a survey by Clyde D. Anderson, Surveyor, dated February 15, 1974, as follows: Beginning at a point on the southerly margin of Ellis Road, said point being the northeast corner of the property conveyed to Ronnie Fleming of record in Book 4688, page 608, Register's Office for said County; thence with said Fleming's easterly line South 6° 15' east 458.50 feet; thence south 88° 51' east 389.32 feet; thence north 3° 29' east 511.41 feet; thence south 80° 41' west 153.18 feet to the southerly margin of Ellis Road at the beginning of a curve; thence with same around said curve having a radius of 305.66 feet southwesterly 167.15 feet; thence continuing with the southerly margin of Ellis Road north 85° 59' west 157.72 feet to the beginning, containing 4.61 acres, more or less.

Being part of the same property conveyed to John Newland by deed from Annie Newland Armstrong and husband, et al, by deed of record in Book 2043, page 179, Register's Office for said County.

Continued Over

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 4,000.00

Subscribed and sworn to before me, this the 4th day of March 19 74 — John Newland [signature], Affiant

My commission expires: 5-15-76 (Affix Seal) — Cynthia J. Frazier [signature], Notary Public

This is unimproved ( ) / improved ( ) property, known as .... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said S. L. Capps and wife, Patsy D. Capps their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* S. L. Capps and wife, Patsy D. Capps their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 4th *day of* March, 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.*

John Newland [signature]

BOOK 4794 PAGE 217

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, John Newland

the within named 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 Whites Creek Tennessee, this 4th day of March, 1974.

Cynthia J. Fraser Notary Public

My commission expires 6-5-76

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.....

Continued from Page One

This property is hereby conveyed subject to the following restrictive covenants, which shall be covenants running with the land and binding upon grantees, their heirs and assigns for a period of 10 years from date hereof, and which are as follows:

1. Each house must have a minimum of 1000 square feet of living space: on family dwelling.

2. Said property is to be used for residential purposes only and for no other purpose.

MAR-7[illegible]	CONV	*4,000.00			
MAR-7[illegible]	STAX		A*	10.40	
MAR-7[illegible]	PRFEE		A*	.50	
MAR-7[illegible]	WDEED		A*	4.00	* 14.90

WARRANTY DEED

FROM

John Newland

TO

S. L. Capps et ux

Whites Creek Pike

C 4 4 6 7 1

IDENTIF. REFERENCE

MAR 7 9 57 AM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238