WARRANTY DEED

BOOK 1811 PAGE 125

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Floyd A. Detchon (NAME:)	New owner (NAME:)	13
Rt. 1, Box 90 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13 PW
Whites Creek, Tenn. 37189 (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

Phillip Saindon (gp)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

Oakes & Smith Realty Co., Inc.

have bargained and sold, and by these presents do transfer and convey unto the said Floyd A. Detchon and wife, Ruth C. Detchon

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

Land in Davidson County, Tennessee, according to a survey made by Viking Survey Service dated February 9, 1974, more particularly described as follows:

Beginning at a point in the northerly margin of Old Clarksville Pike, said point being on the boundary between Davidson County, Tennessee, and Cheatham County, Tennessee; thence along the northerly margin of Old Clarksville Pike south 78° 30' east 182 feet; thence north 22° east 1050 feet; south 86° 50' west 105 feet; south 26° 45' west 1044 feet to the point of beginning. Said tract of land containing 3.43 acres, more or less.

Being part of the property conveyed to Oakes & Smith Realty Co., Inc. by deed from C. E. Bracey and wife, Lela Maude Bracey, as of record in Book 144, page 61, Register's Office for Cheatham County, Tennessee.

The following restrictions will be applicable to this property:

1. There shall be a minimum of 1200 square feet of floor space excluding garages and breezeways.

2. There shall be a minimum of 75 feet setback line from the nearest road margin.

Continued....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $6,800.00

Subscribed and sworn to before me, this the 23rd day of April, 19 78

Affiant

My commission expires PUB 78

(Affix Seal)

Notary Public

3. No swine shall be allowed or commercial poultry operation.

4. No junk or partially dismantled cars allowed on premises.

5. The exterior walls shall be at least 2/3 brick or stone or decorative frame.

6. No mobile home will be allowed on premises.

MAY-17	CONV	*6,800.00			
MAY-17	S'TAX		A*	17.68	
MAY-17	PR'FEE		A*	.50	
MAY-17	W'DEED		A*	6.00	* 24.18

This is unimproved (X) 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 Floyd A. Detchon and wife, Ruth C. Detchon *their heirs and assigns, forever.*

And we *do covenant with the said* Floyd A. Detchon and wife, Ruth C. Detchon *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 Oakes & Smith Realty Co., Inc. *do further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Floyd A. Detchon and wife, Ruth C. Detchon, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 23rd *day of* April, *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.*

OAKES & SMITH REALTY CO., INC.

BY: Jim B. Smith

Jim B. Smith, Secretary-Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

FILED FOR REFERENCE
TENN. 11 10 A.M.
MAY
FELIX WILSON II REGIST
DAVIDSON COUNTY, TENN.
5236 9

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Nellie T. Wesmar, a Notary Public of the State and County aforesaid, personally appeared Jim B. Smith, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Secretary-Treasurer of the Oakes & Smith Realty Co., Inc., the within named bargainor, a corporation, and that he as such Secretary-Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Secretary-Treasurer.

Witness my hand and seal, at office in Nashville, Tennessee this 23rd day of April, 19 74.

Nellie T. Wesmar
Notary Public

NELLIE T. WESMAR • NOTARY PUBLIC • DAVIDSON COUNTY, TENN.

Commission Expires 2-8-78