BOOK 4815 PAGE 708

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM
VAN B. MATTHEWS AND WIFE,
VIVIAN MATTHEWS AND JACK
M. BAILEY AND WIFE, BESSIE
TO BAILEY
RICHARD E. HARRIS AND WIFE,
ZENNA M. HARRIS

For draftsman's use

A. BRADEN FLOYD, JR.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E. Harris (NAME)	Same (NAME)	Map 101
River Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 23
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

MAY 15 3 26 PM '74

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 8,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF May 19 74

Notary Public

MY COMMISSION EXPIRES: 4-23-77

(AFFIX SEAL)

C 5 4 4 7 5

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00) ---------- DOLLARS

Cash in hand and other good and valuable consideration, the receipt of which is hereby acknowledged

MAY 15 CONV *8,500.00
MAY 15 S'TAX A* 22.10
MAY 15 PR'FEE A* .50
MAY 15 W'DEED A* 6.00 * 28.60

We, Van B. Matthews and wife, Vivian Matthews and Jack M. Bailey and wife, Bessie Bailey have bargained and sold, and by these presents do transfer and convey unto the said Richard E. Harris and wife, Zenna M. Harris

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, being part of the North tract of 36.09 acres on the South side of Cumberland River, and west of Overall Creek, and known as Lot No. 6 on a Plot Plan of Leland J. Dugger Property, not of record, prepared by George E. Reese, in the 8th Civil District formerly the 12th dated July 29th, 1954 and described as follows:

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BEGINNING at a point in the northerly margin of a 40 foot private road, at the corner of Lots Nos. 5 and 6; thence with the margin of said roadway South 73 1/2 degrees East 100 feet to a corner of Lot No. 7; thence with the line between Lots Nos. 6 and 7, northerly 223,84 feet, more or less, to the low water mark of the Cumberland River; thence with the low water mark of said river approximately 65 degrees west to a corner of Lot No. 5; thence with the line between Lots Nos. 5 and 6, southerly 241.08 feet to the point of beginning.

BEING the same property conveyed to Robert G. Sullivan and wife, Ruby D. Sullivan by deed of record from Hugh R. Fisk and wife, Mary Ann Fisk of record in Book 2924, page 291, Register's Office for Davidson County, Tennessee.

There is a 40 foot roadway running along the southerly line of the land above described from Lot No. 1 to Overall Creek, and also running from the southwest corner of Lot No. 1 southwesterly to Cumberland River Road, and the parties hereto, their heirs and assigns are given the joint right to use the said 40 foot roadway in its entirety, jointly with other property owners in this subdivision, and grantees herein assume and agree to pay their proportionate part of the cost of improving and maintaining said road, as to that part of the road adjacent to the home hereby conveyed, said roadway being wholly on the property of grantors herein.

It is understood and agreed that the land hereby conveyed is subject to the following restrictions, and which shall be covenants running with the land and binding on the grantees, their successors, and assigns for a period of thirty years from date hereof;

"Said land shall be used for residential purposes, and not for any commercial or business purposes of any kind, and no more than one residence, duplex or camp house shall be built on any one lot."

BEING the same property conveyed to Van B. Matthews and wife, Vivian Matthews and Jack M. Bailey and wife, Bessie Bailey by deed from Willis B. Grice and wife, Evelyn M. Grice of record in Book 4195, page 985 Register's Office for said County.

unimproved ( )
This is improved ( ) property, known as ---------- (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 Richard E. Harris and wife, Zenna M. Harris their heirs and assigns, forever.

And we do covenant with the said Richard E. Harris and wife, Zenna M. Harris 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 Van B. Matthews et ux, Vivian Matthews, Jack M. Bailey et ux Bessie Bailey do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Richard E. Harris and wife, Zenna M. Harris their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 6th day of May, 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.

Van B. Matthews

Vivian Matthews

Jack M. Bailey

Bessie Bailey

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 8500.00 Affiant Mabel Bubba

Subscribed and sworn to before me this 15th day of May 19 74

Deputy Register J. Hearn

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack M. Bailey and wife, Bessie Bailey

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 14 day of May, 1974.

Notary Public

Commission Expires 9-23-77

STATE OF Texas
County of Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Van B. Matthews and wife, Vivian Matthews

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 Houston, Texas, this 8th day of May, 1974.

Notary Public

Commission Expires Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1975
Bonded by Alexander Locke, Lawyers Surety Corp.

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 .....