This instrument prepared by:
David G. Gray, Attorney
1133 Stahlman Building
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4912 PAGE 607

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. James L. Walker	Same	
(NAME)	(NAME)	162
361 Gillette Road		5 16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten Thousand ($10,000.00) and no/100 *DOLLARS*

Cash in hand to me paid by James L. Walker and wife, Lura Bolton Walker, receipt of which is hereby acknowledged.

MAY 14 75	CONV	10,000.00			
MAY 14 75 S'TAX			A*	26.00	
MAY 14 75 PR'FEE			A*	.50	
MAY 14 75	W'DEED		A*	6.00	* 32.50

I, Gene Horace Smith *have bargained and sold, and by these presents do transfer and convey unto the said* James L. Walker and wife, Lura Bolton Walker, 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 5th Civil District of Davidson County, Tennessee, described according to a survey by Ernest Medlin, Surveyor, dated July 3, 1974, as follows:
Beginning at an iron pin in the northerly margin of Hobson Pike, said point being easterly 397.5 feet, more or less, from the point of intersection between Hobson Pike and Whittemore Lane; thence North 02° 32' 00" west 830.95 to an iron pin; thence North 85° 04' 00' east 200.18 feet to an iron pin; thence, south 02° 32' 00" east 839.33 feet to an iron pin in the northerly margin of Hobson Pike; thence with same south 87° 28' 00" west 200 feet to the point of beginning.

Being part of the property conveyed to Gene Horace Smith, be deed from Horace E. Smith and wife, Alice T. Smith, of record in Book 4291, page 183, Register's Office for said County.

C98300

IDENTIF. REFERENCE

MAY 14 11 14 AM '75

FELIX Z. HELLSLEY REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 14th day of May 19 75

Affiant

My commission expires: 11-14-78 (Affix Seal)

Notary Public

This conveyance is subject to the following covenants which shall run with the land and which are binding upon the grantor as to the remaining portions of this tract and upon the grantees, his heirs, successors and assigns:

1. Any residence shall contain not less than 1800 Sq.Ft.

2. Construction shall be of brick on front and both ends, except that not more than 25% of the surface area, exclusive of doors and window openings may be of wood siding above the brick veneer.

3. Front of house must set back from Old Hickory Blvd. 300 feet and any other buildings must set back 500 feet.

4. No mobile homes shall be permitted.

5. No businesses or commercial raising of swine or poultry shall be permitted.

unimproved (X)
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 James L. Walker and wife, Lura Bolton Walker, their *heirs and assigns, forever.*

And I *do covenant with the said* James L. Walker and wife, Lura Bolton Walker *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,* except for taxes for the year 1975 which shall be paid by the seller.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* James L. Walker and wife, Lura Bolton Walker, their *heirs and assigns against the lawful claims of all persons whomsoever.* Patricia C. Smith joins in this deed as the wife of, Gene Horace Smith

Witness our *hands this* 14th *day of* May, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gene Horace Smith

Patricia C. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne M Ivey, a Notary Public in and for said County and State, the within named Gene Horace Smith and wife, Patricia C. Smith

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 14th day of May, 19 75.

Annie M. Ivey, Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires 11-14-78

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.....