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

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Fred J. Koehler Old Hickory Blvd. Rt. #1, Box 211-A	Same (NAME) (STREET ADDRESS)	82 16 pt
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tenn. 37137		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Eleven Thousand Five Hundred and no/100 ($11,500.00) *DOLLARS*

Cash in hand paid by Fred J. Koehler and wife, Jackie Koehler to Gene Horace Smith, receipt of which is hereby acknowledged.

SEP 16 75	CONV	11,500.00			
SEP 16 75	S'TAX		A*	29.90	
SEP 16 75	PR'FEE		A*	.50	
SEP 16 75	W'DEED		A*	6.00	* 36.40

I, Gene Horace Smith *have bargained and sold, and by these presents do transfer and convey unto the said* Fred J. Koehler and wife, Jackie Koehler, 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 made by Ernest Medlin, Surveyor, dated July 3, 1974, as follows:

Beginning at an iron pin on the northerly margin of Hobson Pike said point being 199.71 feet east of the center line of Whittemore Lane; thence leaving said Hobson Pike No. 2° 32' west 829.38 feet; thence south 87° 20' west 202.20 feet; thence south 2° 52' east 810.25 feet to an iron pin in the northerly margin of Hobson Pike; thence with said Hobson Pike southeasterly 199.71 feet to the beginning, being tract No. 1 of the Gene Smith property.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,500.00

Affiant

Subscribed and sworn to before me, this the 16 day of September 19 75

Notary Public

My commission expires: 7-30-79 (Affix Seal)

MARTHA E. CORTS NOTARY PUBLIC DAVIDSON COUNTY

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 protions 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 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.

unimpressed (X)
This is impressed ( ) 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 Fred J. Koehler and wife, Jackie Koehler, their *heirs and assigns, forever.*

And I *do covenant with the said* Fred J. Koehler and wife, Jackie Koehler *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 the above mentioned covenants running with the land and for taxes for the year 1975, which shall be paid by the grantor.

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* Fred J. Koehler and wife, Jackie Koehler, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 16 *day of* September, *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.* Patricia C. Smith joins in this conveyance as the wife of Gene Horace Smith .

Gene Horace Smith

Patricia C. Smith

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

*the bargainor*s*, 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* 16th *day of* September, *19* 75.

Martha E. Corts, *Notary Public.*

Commission Expires 7-30-79

MARTHA E. CORTS NOTARY PUBLIC DAVIDSON CO. TENN.

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.....

IDENTIFICATION REFERENCE

FILED FOR RECORD
DAVIDSON COUNTY, TENN.
SEP 16 3 40 PM '75
REGISTER

D 1 5 8 3 8

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.....