BOOK 4973 PAGE 568

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lofty Castle (NAME)	New owner (NAME)	Map 13 P/o 13
144 Dellway Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	140-22659
Nashville, Tenn. 37207 (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.

NOV 24	CONV	*7,500.00			
NOV 24	S'TAX		B*	19.50	
NOV 24	PR'FEE		B*	.50	
NOV 24	W'DEED		B*	6.00	* 26.00

This Instrument Was Prepared By
Phillip Saindon (emp)
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, Floyd A. Detchon and wife, Ruth C. Detchon
have bargained and sold, and by these presents do transfer and convey unto the said Lofty Castle and wife, Geneva W. Castle, 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 the same property conveyed to Floyd A. Detchon and wife, Ruth C. Detchon, by deed from Oakes & Smith Realty Co., Inc., as of record in Book 4811, page 125, Register's Office for said County.

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 $ 7,500.00
Subscribed and sworn to before me, this the 21st day of November 1975
Lofty Castle
Affiant
My commission expires: Dec. 3, 1978 (Affix Seal)
Mary P. Kilpatrick
Notary Public

COUNTY

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.

unimproved (X)
This is improved ( ) property, known as Tract 3 Old Clarksville Hwy
(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 Lofty Castle and wife, Geneva W. Castle, their *heirs and assigns, forever.*

And we *do covenant with the said* Lofty Castle and wife, Geneva W. Castle *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 we, Floyd A. Detchon and wife, Ruth C. Detchon, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lofty Castle and wife, Geneva W. Castle, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 21st *day of* November, *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.*

Floyd A. Detchon

Ruth C. Detchon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary E. Kilpatrick, a Notary Public in and for said County and State, the within named

Floyd A. Detchon and wife, Ruth C. Detchon,

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 24th day of November, 1975.

Mary E. Kilpatrick, Notary Public.

Commission Expires Dec. 3, 1978.

MARY E. KILPATRICK NOTARY PUBLIC DAVIDSON CO.

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 .....

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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 .....