BOOK 4984 PAGE 637

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP, PARCEL NUMBERS
Daniel R. Hightower, et ux (NAME)	Daniel R. Hightower, et ux (NAME)	FH-04038
6205 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	144-3
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jack A. Pirrie and wife, Betty B. Pirrie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel R. Hightower and wife, Jane H. Hightower,

HEREINAFTER CALLED THE GRANTEES, 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 Lot Number 17, Plan of Chickering Estates, Section 3, as recorded in Book 4460, page 146, Register's Office for Davidson County, Tennessee.
BEGINNING at a point in the southerly margin of Piccadilly Place at the common corner of lots 16 and 17; thence with the line between said two lots 16 and 17; thence with the line between said two lots south 147.9' to a point; thence N 82° 48' 30" W 485.45' to a point; thence N 32° - 06' E 308.19' to a point in the southerly margin of Piccadilly Place; thence with the southerly margin of said Place southeasterly 21.75' to a point thence with said Piccadilly Place southeasterly 161.57'; thence with said Piccadilly Place around a curve southeasterly 208.87' to the point of beginning.

Being part of the same property conveyed to Jack A. Pirrie and wife, Betty B. Pirrie, by deed from Campbell Realty, Inc. of record in Book 4279, page 907, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements as shown on the Plan of record and to restrictive covenants contained in instruments of record in Book 2810, page 5, Register's Office for Davidson County, Tennessee, and Book 3096, page 210, said Register's Office.

In addition, this conveyance is made subject to the following restrictive covenant, which shall be a covenant running with the land and for the benefit of the owners of all other lots situated in Section 3, Chickering Estates, to wit:
No portion of the premises conveyed hereby shall be dedicated or used, as a public street, road, or highway having access to or connection with, Hillsboro Road.* This covenant shall be binding upon the grantees, their heirs and assigns.

We, B. H. Caldwell, Jr., Charles W. Cook, and Vernon Sharp, the members of the Committee appointed in the restrictions to which this property is subject, join herein for the purpose of approving this transfer of the above-described property and evidencing our determination that the construction of a private driveway across the above-described property to serve the real property more fully described in Book 4984 page 630, Register's Office for Davidson County, Tennessee, is not in violation of the restrictions to which the above-described property is subject.

unimproved (X)
This is improved ( ) property, known as
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 22nd day of December, 1975

B H Caldwell Jr WM — Vernon Sharp

Edwards W. Cook, — Jack A Pirrie

Betty B. Pirrie

* No private driveway constructed on the premises shall ever afford access to or serve more than Three (3) single family residences.

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Wesley H. Martin, a Notary Public in and for said County and State, the within named Jack A. Pirrie and Betty B. Pirrie 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 22nd day of Dec., 1975.

Commission Expires: 7/24/77

Wesley H. Martin
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Wesley H. Martin, a Notary Public in and for the aforesaid State and County, B. H. Caldwell, Jr., Charles W. Cook, and Vernon Sharp with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 22nd day of Dec., 1975.

Wesley H. Martin
Notary Public

My Commission Expires: 7/24/77

WARRANTY DEED

FROM Jack A. Pirrie and wife, Betty B. Pirrie

TO Daniel R. Hightower and wife, Jane H. Hightower

D 30463

IDENTIF. REFERENCE

JAN 2 9 40 AM '76

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

JAN-27	CONV	27,000.00			
JAN-27 S'TAX			B*	70.20	
JAN-27 PB'FEE			B*	.50	
JAN-27	W'DEED		B*	4.00	* 74.70

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 27,000.00

Daniel R. Hightower

Subscribed and sworn to before me this 30 day of Dec., 1975

My Commission Expires: 4/25/76

Mary Ensey
Notary Public

MARY ENSEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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