WARRANTY DEED

BOOK 5022 PAGE 273

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Rose, Jr. (NAME:)	same (NAME:)	
Nichol Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	130-9
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	101 Pt

For and in Consideration of the sum of One Dollar ($1.00) ---------- ---------- ---------- *DOLLARS* and other good and valuable consideration paid by Mike Rose, Jr., the receipt of which is hereby acknowledged, I

Mrs. Sara D. Sexton, a widow

have bargained and sold, and by these presents do transfer and convey unto the said MIKE ROSE, JR. ---------- his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 21, Block 5, on the Plan of Highlands of Belle Meade, No. 1 Plan of which is of record in Book 547, page 180, Register's Office for said County.

Said Lot No. 21 fronts 125 feet on the westerly side of Nichol Drive (formerly Midland Drive) and runs back between lines 161 feet on the north line and 162 feet on the south line, to a dead line in the rear, and measures 125 feet thereon.

Being the same property conveyed to Paul E. Sexton and wife, Sara D. Sexton, by M. N. Young, Trustee, of record in Book 1454, page 299, said Register's Office for Davidson County, Tennessee, said Paul E. Sexton having since died.

This property is sold subject to the following restrictions, expressly made covenants running with the land and shall be binding on the grantee, his heirs and assigns until January 1, 2001, at which time said restrictions shall expire:

(1) No residence or other structure shall be erected or kept within fourteen (14) feet of the north boundary of Lot 21.

(2) No residence shall be erected on Lot 21 containing less than eighteen hundred (1,800) square feet of interior living area.

(3) Any garage or driveway constructed on Lot 21 shall be constructed on the southerly portion of Lot 21.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 1st day of January, 19 76

Affiant

My commission expires: 1/31/78 (Affix Seal)

Notary Public

This Instrument was prepared by DANIEL R. LOFTUS, Attorney

(4) Any residence or other structure shall be set back from Nichol Lane a distance equal to the distance which the residence on Lot 20 is set back from Nichol Lane.

(5) Any residence erected on Lot 21 shall be erected on a ground level which is the same as the ground level of Lot 20.

This is unimproved (x) improved ( ) property, known as Nichol Lane, Nashville, Tennessee
(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 MIKE ROSE, JR. ---------- his *heirs and assigns, forever.*

And I *do covenant with the said* Mike Rose, Jr. ---------- *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 easement of record in Book 1850, page 307, and water right agreements of record in Book 1255, page 560, said Register's Office, and 1976 taxes.

And I *do further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mike Rose, Jr. ---------- his *heirs and assigns against the lawful claims of all persons whomsoever,* except as stated above.

Witness my *hand this* 5th *day of* March, *19* 76., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sara D. Sexton
SARA D. SEXTON

This instrument was

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sara D. Sexton

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of May, 19 76.

Henrietta Ward, Notary Public.

Commission Expires 1/3/78

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.

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WARRANTY DEED

FROM

TO

D 47832

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IDENTIF. REFERENCE

MAY 5 3 38 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

MAY-5 76	CONV	20,000.00			
MAY-5 76	S'TAX		B*	52.00	
MAY-5 76	PR'FEE		B*	.50	
MAY-5 76	M'DEED		B*	8.00	* 60.50

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238