This instrument prepared by: Thomas M. Black, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

mail

WARRANTY DEED

BOOK 5047 PAGE 45

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GLYNN H. ARNOLD, ET UX (NAME:)	SAME (NAME:)	Map 32
922 Malguin Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 109
Nashville TN 37216 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	10 D 33485

For and in Consideration of the sum of ----------TEN AND 00/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

JUL 19??	CONV	*8,000.00			
JUL 19??S'TAX			B*	20.80	
JUL 19??PR'FEE			B*	.50	
JUL 19??	W'DEED		B*	8.00	* 29.30

ROBERT AMELING MILLER AND WIFE, EMALEE JACKSON MILLER,

have bargained and sold, and by these presents do transfer and convey unto the said FLYNN H. ARNOLD AND WIFE, BONNIE L. ARNOLD, 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 10th Civil District of Davidson County, Tennessee, and being Tract Three as described according to a survey of Jackson Road Tracts by G. Barry Greer and Associates, dated February 9, 1973, as follows:
Beginning at a point 186.54 feet north from the northwest corner of the Pioneer Christian School property as of record in Book 4604, page 922, Register's Office for Davidson County, Tennessee, at the easterly margin of Jackson Road, thence along the margin of said Jackson Road, North 14° 8' West 70.69 feet to a point, being the northwest corner of said Tract and the southwest corner of Tract Two; thence North 63° 52' East 435.87 feet to a point; thence North 06° 41' East 430.31 feet to a point; thence North 44° 05' East 377.32 feet to a point; thence North 26° 51' East 165.90 feet to a point; thence South 87° 22' East 145.35 feet to a point; thence South 16° 30' West 514.17 feet to a point; thence South 31° 08' West 463.7 feet to a point; thence South 67° 52' West 581.81 feet to a point, being the point of beginning, containing 6.10 acres, more or less.

Being part of the same property conveyed to the grantors by deeds of record in Book 4649, page 164; and Book 4684, page 845, Register's Office for Davidson County, Tennessee.

Robert A. Miller and Robert Ameling Miller is one and the same person and Emalee Miller and Emalee Jackson Miller is one and the same person.

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $8,000.00

Subscribed and sworn to before me, this the 15th day of July, 19 76

Affiant

My commission expires: 11/13/79 (Affix Seal)

Notary Public

STATE OF TENNESSEE

Attached hereto, incorporated herein and made a part hereof are certain restrictions and covenants which shall run with the land.

unimproved ( )
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 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.*, except as appears of record.

And we *do further covenant and bind* ourselves, our *heirs 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.*

Witness our *hand* s *this* 15th *day of* July, *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.*

Robert Amelia Miller

Emalee Jackson Miller

This conveyance is subject to the following building restrictions and restrictive covenants which shall run with the land until February 25, 1983 at which time said covenants shall automatically extend until February 25, 1993 unless the grantees herein, their heirs and assigns along with a sufficient number of other grantees, heirs or assigns all of which constitute a majority of the then owners of tracts on the Jackson Road Tracts agree to change said covenants in whole or in part. The following restrictions apply and run with the land herein conveyed and to all other tracts in said Jackson Road Tracts.

1. The tract herein conveyed and all other tracts in said Jackson Road Tracts shall be used only for residential structures and there shall be only one house built upon this tract or upon any one tract.

2. Any residential structure built must be no less than 40% brick or stone.

3. Any residential structure built exclusive of open porches and garages shall contain not less than 1200 square feet.

4. No mobile home, trailer, tent, shack or other like structure shall be used at any time as a temporary or permanent residence and no structure shall be moved upon the property unless it conforms to existing structures or requirements for structures as contained in these covenants.

5. All out buildings such as garages, barns or storage buildings must be built of strong structure, painted and maintained in good repair so as not to downgrade the property or the surrounding neighborhood.

6. Swine, poultry and salvage and junk yards are prohibited.

7. Partition or subdivision of this tract or of any tracts in said Jackson Road Tracts is strictly prohibited.

8. Invalidation of any of these covenants by judgment or court order shall not affect any other of the provisions contained herein which said provisions shall remain in full force and effect.

For purposes of definition, the Jackson Road Tracts refers to all of that certain land conveyed to Robert A. Miller, et ux, Emalee Jackson Miller of record in Book 4649, page 164, Register's Office for Davidson County, Tennessee and Book 4684, page 845, Register's Office for Davidson County, Tennessee, and to that land as described on an unrecorded survey of G. Barry Greer and Associates dated February 9, 1973.

In the event the grantee(s) herein, their heirs or assigns or the grantees, heirs or assigns of any otherof the tracts or lots in said Jackson Road Tracts shall at any time these covenants are in effect, violate or attempt to violate any of the covenants herein mentioned, it shall be lawful for any person or persons owning any property contained in said Jackson Road Tracts or for the Grantors herein, their heirs or assigns, to bring suit or prosecute said violators in law or equity against the person or persons violating or attempting to violate any covenant or covenants. Any such suit or action for said violation may be brought to enjoin any such violation or attempted violation for damages resulting from said violation or attempted violation.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5047 PAGE 48

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named*

ROBERT AMELING MILLER AND WIFE, EMALEE JACKSON MILLER

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 Madison, *Tennessee, this* 15th *day of* July, *19* 76.

J. Norman M. Blanchard *Notary Public.*

THOMAS M. BLANCHARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires 11/13/79.

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.....

FELIX P. DAVIS REGISTER DAVIDSON COUNTY, TENN.
JUL 19 11 21 AM '76
IDENTIF. REFERENCE

B 5 8 9 4 3

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.....