BOOK 5057 PAGE 251

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William Keith Hagan and wife, Carole C. Hagan	same (NAME)	Map 144
Lot 13, Picadilly Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 3
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100----------

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

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

D63187

IDENTIF REFERENCE

AUG 13 1 13 PM '76

REGISTER DAVIDSON CO., TENN.

AUG 13 76	CONV	28,100.00			
AUG 13 76 S'TAX			B*	73.06	
AUG 13 76 PR'FEE			B*	.50	
AUG 13 76	W'DEED		B*	6.00	* 79.56

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

have bargained and sold, and by these presents do transfer and convey unto the said William Keith Hagan and wife, Carole C. Hagan, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 13, on the Plan of Chickering Estates, Section 3, as of record in Book 4460, page 146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the 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 said County.

This property is unencumbered except for the following items:
(1) 1976 Taxes to be prorated and assumed by Grantees.
(2) Easements for public utilities, drainage and anchor easements located on premises, and conditions of owners certificate, as shown on plan of record in Book 4460, page 146, Register's Office for Davidson County, Tennessee.
(3) Restrictive covenants contained in deed from Jack A. Pirrie and wife, to Daniel R. Hightower and wife, of record in Book 4984, page 637, Register's Office for Davidson County, Tennessee, as follows:
In addition, this conveyance is made subject to the following restrictive covenants, 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. No private driveway constructed on the premises shall ever afford access to or serve more than three (3) single family residences. This covenant (cont)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $28,100.00

Subscribed and sworn to before me, this the 12th day of August, 19 76

Affiant

My commission expires: 9

(Affix Seal)

Notary Public

(cont.)
shall be binding upon the grantees, their heirs and assigns.
(6) Restrictive covenants contained in an instrument executed by Campbell Realty, Inc., and Mrs. Sarah R. Sharp, dated October ?, 1958, filed October 28, 1958, and recorded in Book 2810, page 5, Register's Office for Davidson County, Tennessee.
(7) Restrictive covenants contained in an instrument executed by Campbell Realty, Inc., and Mrs. Sarah R. Sharp, dated May 27, 1960, filed June 17, 1960, and recorded in Book 3096, page 210, Register's Office for Davidson County, Tennessee.

This is unimproved (XX) improved ( ) property, known as Lot 13, Picadilly Place, 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 William Keith Hagan and wife Carole C. Hagan *their heirs and assigns, forever.*

And we *do covenant with the said* William Keith Hagan and wife, Carole C. Hagan *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 stated above.

And we, Jack A. Pirrie and wife, Betty B. Pirrie *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William Keith Hagan and wife, Carole C. Hagan *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 12th *day of* August, *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.*

Betty B. Pirrie

Jack A. Pirrie

BOOK 5057 PAGE 253

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Carol E. Milam, *a Notary Public in and for said County and State, the within named* Jack A. Pirrie and wife, Betty B. Pirrie

*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* 12th *day of* August, *19* 76.

Carol E. Milam, *Notary Public.*

Commission Expires Feb. 18, 1980

CARROLL E. MILAM NOTARY PUBLIC DAVIDSON COUNTY

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.....