Mail to Citizens Realty Co.
3610 Murfreesboro Rd
Nashville 37211

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 1976

Notary Public

MY COMMISSION EXPIRES: Feb. 28, 1977

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY

RICHARD R. CLARK (NAME) 1161 Murfreesboro Road, Nash. Tenn. (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rex S. Gobbell, etux (NAME)	Same (NAME)	
4512 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	86
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	104.37

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, William Eugene Hoffman and wife, Mary Sue Hoffman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rex S. Gobbell and wife, Kathleen J. Gobbell

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:

SEE EXHIBIT "A"

unimproved ( )
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 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 this 1st day of December, 1976

William Eugene Hoffman

Mary Sue Hoffman

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Robert B. Carter, a Notary Public in and for said County and State, the within named William Eugene Hoffman and wife Mary Sue Hoffman

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 Nashville, Tennessee, this 13 day of December, 1976.

Commission expires Jan 29 1977

Robert B. Carter
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
William Eugene Hoffman
and wife, Mary Sue Hoffman

TO
Roy S. Gobbell and wife, Kathleen J. Gobbell

D 79680

IDENTIFICATION REFERENCE

DEC 3 11 39 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-3%	CONV	15,000.00			
DEC-3%	S'TAX		B*	39.00	
DEC-3%	PR'FEE		B*	.50	
DEC-3%	W'DEED		B*	6.00	* 45.50

2073 pgs

EXHIBIT " A " BOOK 5093 PAGE 544

Land in the 4th Civil District of Davidson County, Tennessee, described as Tract Number 2, according to a copy of a survey made by A & A Engineers, Inc., Engineer dated October 16, 1976, and described as follows:

> Commencing at an iron pin located in the center line of the intersection of Old Lebanon Dirt Road and Tulip Grove Road; thence with a curve to the left in a southwesterly direction having a radius of 1465.0 feet and a distance of 509.66 feet to a railroad spike in the center line of Old Lebanon Dirt Road, the point of beginning.
>
> Thence leaving the center line of said road N 32° 02'02"W 869.31 feet to an iron pin; thence S 72° 13'26"W 216.71 feet to an iron pin; thence S 3° 20'52"W 75.0 feet to an iron pin;thence S 32° 22' 44"E 818.42 feet to a railroad spike in the center line of Old Lebanon Dirt Road; thence with the center line of said road N 65°46'52"E 90.46 feet to an iron pin; thence with a curve to the right having a radius of 1465.0 feet and a distance of 162.0 feet to the point of beginning. Said tract containing 5.02 acres, more or less.

The following restrictions are declared to be covenants running with the land and binding upon the grantees, their heirs and assigns:

(1) All residences shall contain a minimum of 1500 square feet for one story homes and 1800 square feet for two story homes, excluding porches, carports and garages.

(2) All residences shall be set back from road right-of-ways at least 100 feet, and set off any side line at least 20 feet.

(3) All residence exteriors shall consist of at least 65% brick or stone veneer to grade, with remainder of exterior materials to be permanent, weatherproof, and decorative.

(4) No mobile homes or modular homes will be allowed at any time.

(5) No incomplete residence shall be occupied at any time.

(6) Any separate garages, barns,or other outbuildings shall be constructed behind the residence and in no case shall they be located closer than 150 feet from the margin of U. S. Highway #31. All outbuildings shall be located at least 20 feet from any side line. Such buildings are to be constructed of permanent weatherproof materials, so as not to constitute an eyesore.

(7) No swine, dog kennels, or commercial poultry facilities shall be allowed at any time.

(8) No unsightly accumulation of rubbish or unoperative cars will be allowed at any time.

(9) Only one residence may be constructed and located upon the property at any one time.

(10) The above restrictions are covenants running with the land and binding upon the grantees, their heirs and assigns, for a period of 15 years from the date of deed. These restrictions shall be enforceable by Tyler Berry and/or Tyler Berry, III Co-Trustees, their successors and assigns.

Being part of the same property conveyed to William Eugene Hoffman and wife Mary Sue Hoffman, by deed from Andy Thomas Kent and wife, Edna Mae Q. Kent as of record in Book 4614, page 138, in Register's Office for Davidson County, Tennessee.