Prepared by Schulman, Pride and LeRoy, Atty
Union St. Nash-Tenn

BOOK 5117 PAGE 819

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Arene Gregory	Richard Gregory	23 10
(NAME:) Ridgewood Road	(NAME:) Claylick Road	
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tenn.	(STREET ADDRESS) Whites Creek, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of - - -

Book 4279, Page 474, the aforementioned Mary W. Gregory having died on August 24, 1976.

The said grantor, Richard Gregory, reserves to himself a life estate in said above described property as long as he shall live with the right to occupy and use said property as his own during his life time.

This conveyance is made subject to the following restrictions:

1. All residences shall contain a minimum of 1200 sq. ft. of living area, excluding garages, porches and car port s, and the exterior shall be veneered with a minimum of 75% brick or stone to grade.

2. No temporary structures, Mobil Homes, or houses where the basement is used as the main dwelling shall be permitted at any time.

3. All other buildings shall set behind the main dwelling at least 300 feet.

4. Dwelling must set back from road right-of-way at least 100 feet and off any side line at least 35 feet.

5. No swine shall be permitted at any time.

6. Any Duplex or multi-dwelling house must have the exterior appearance of a single large home.

7. These restrictions shall be aninstrument of each deed to run with the land and shall be binding on all owners and future owners for a period of 20 years unless amended by a vote of all owners and being passed by 75% in favor.

unimproved ( )
This is improved(XX) property, known as Clay Lick Road (House Number) (Street) P. O. Address: Whites Creek, Tenn. (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 Katherine Arene Gregory, *her heirs and assigns, forever.*

And he does *covenant with the said* Katherine Arene Gregory *that* he is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Richard Gregory does *further covenant and bind* himself, his *heirs and representatives, to warrant and forever defend the title to the said land to the said* Katherine Arene Gregory her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand on this* 19th *day of* February, *19*77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

We, the undersigned, witnessed the said Richard Gregory sign this instrument by making his mark, in "X".

H. Michael Bennett

Janice E. Bennett

Richard Gregory

X

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Richard Gregory

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. by making his "X".

Witness my hand and official seal at Joelton, Tennessee, this 19th day of February, 1977

Violet R. Bennett, Notary Public.

Commission Expires 4-27-1977

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.

IDENTIF. REFERENCE
FEB 23 3 58 PM '77
REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

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