Mail to Stephen Walker
2539 Woodberry Dr
Donelson, Tn 37214

BOOK 5122 PAGE 970

THIS INSTRUMENT WAS PREPARED BY:
RICHARD R. CLARK
3221 Nolensville Road
Nashville, Tennessee
37211

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN G. WALKER, ET UX (NAME:)	STEPHEN G. WALKER, ET UX (NAME:)	
2539 Woodberry Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	86
Donelson, Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	143 pw

For and in Consideration of the sum of Thirteen Thousand Five Hundred and 00/100 ($13,500.00) ---------- *DOLLARS*

MAR 10 CONV 13,500.00
MAR 10 S'TAX B* 35.10
MAR 10 PR'FEE B* .50
MAR 10 W'DEED B* 6.00 * 41.60

we *have bargained and sold, and by these presents do transfer and convey unto the said* STEPHEN G. WALKER, and wife, SALLY LOU M. WALKER *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, 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 671.66 feet to a point; thence S 65 deg. 46' 52" W 90.46 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 deg. 22' 44" W 818.42 feet to an iron pin; thence S 3 deg. 20' 52" W 914.31 feet to a railroad spike in the center line of Old Lebanon Dirt Road; thence with the right-of-way of said road N 65 deg. 46' 52" E 540.0 feet to the point of beginning.

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 Mai Q. Kent recorded in Book 4614, page 138, Register's Office for said County.

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 2000 square feet for two story homes, excluding porches, carports and garages.

(2) All building constructed on any lot shall have no exposed block or concrete foundations exposed above grade level.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $13,500.00

Subscribed and sworn to before me, this the 3rd day of March 1977

Affiant

My commission expires: Feb 3, 1981 (Affix Seal)

Notary Public

ROBERT B. COOTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

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

(5) All set back lines of any structures shall conform with R 10 Zoning of Metropolitan Government of Nashville, Davidson County.

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

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

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

(9) 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.

IDENTIF. REFERENCE

MAR 10 1 56 PM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

D 9 2 9 7 0

unimproved (X)
This is improved ( ) property, known as Tract #1 Old Lebanon Dirt Road, Nashville, Tenn.
(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 STEPHEN G. WALKER, and wife, SALLY LOU M. WALKER Their *heirs and assigns, forever.*

And we *do covenant with the said* STEPHEN G. WALKER, and wife, SALLY LOU M. WALKER *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.*

And WILLIAM EUGENE HOFFMAN, and wife, MARY SUE HOFFMAN *do further covenant and bind* THEIR *heirs and representatives, to warrant and forever defend the title to the said land to the said* STEPHEN G. WALKER, and wife, SALLY LOU M. WALKER *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 3rd *day of* March, *1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William Eugene Hoffman

WILLIAM EUGENE HOFFMAN

MARY SUE HOFFMAN

Mary Sue Hoffman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert B Cooter, *a Notary Public in and for said County and State, the within named* WILLIAM EUGENE HOFFMAN and wife, MARY SUE HOFFMAN

*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* ... *day of* March, *1977.*

ROBERT B. COOTER * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

Robert B Cooter, *Notary Public.*

Commission Expires Feb 3, 1981.

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 .....