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WARRANTY DEED

THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Russell M. Hudgins and wife, Annabel G. Hudgins	Russell M. Hudgins (NAME)	M, 17
Tract 3, Lickton Pike (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 303, Hollywood St. (STREET ADDRESS)	P/O 127
Nashville, Tennessee 37211 (CITY) (P. O. ZONE) (STATE)	Goodlettsville, Tennessee 37072 (CITY) (ZONE) (STATE)	PW

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.

APR 19[illegible]	CONV	12,080.00			
APR 19[illegible]	S'TAX		B*	31.46	
APR 19[illegible]	PR'FEE		B*	.50	
APR 19[illegible]	WDEED		B*	16.00	* 47.96

We, Charles V. Glaser and wife, Beverly A. Glaser

have bargained and sold, and by these presents do transfer and convey unto the said Russell M. Hudgins and wife, Annabel G. Hudgins, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: A tract of land in the Tenth Civil District of Davidson County, Tennessee, and described according to a survey prepared by Dewayne Caldwell dated April 4, 1977: Beginning at an iron pin in the north right-of-way of Lickton Pike, same being 51.48' west of the southwest corner of Lakewood Farm Road as recorded on plat book 4860, page 102, R.O.D.C., and being the southeast corner of the herein described tract, thence along the right-of-way along a curve with a radius of 1525.97' for a distance of 275.00' to an iron pin, thence N 42° 31' 41" W 410.82' to an iron pin, thence N. 78° 37' 23" E. 449.39' to an iron pin, thence S 40° 14' 00" E 151.14' to an iron pin, thence S. 00° 30' 00"W 184.37' to the point of beginning, containing 3.02 acres, more or less.

The above described property is known as Tract Three, Section One of Glaser Properties and is of record in Book 4955, page 72, R.O.D.C.

The Following listed restrictive covenants attached as Schedule A to this Deed are hereby agreed to be covenants running with the land and binding upon the present owner and all subsequent owners thereof, in any capacity whatever, until the 31st day of December, 2006 but with the understanding and agreement that any of said restrictions or agreements against subdividing said tract may be changed or altered upon the written consent of three-fourths (3/4) of the owners of the tracts described in a recorded plan prepared by Dewayne Caldwell, Surveyor, which is of record in Book 4955, page 72, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $12,080.00

Subscribed and sworn to before me, this the 11th day of April 1977

Affiant

My commission expires: My Commission Expires August 15, 1978 (Affix Seal)

Notary Public

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This is unimproved (X) improved ( ) property, known as Tract #3, Lickton Pike, 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 Russell M. Hudgins and wife, Annabel G. Hudgins their *heirs and assigns, forever.*

And we *do covenant with the said* Russell M. Hudgins and wife, Annabel G. Hudgins *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 we, Charles V. Glaser and wife, Beverly A. Glaser *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Russell M. Hudgins and wife, Annabel G. Hudgins, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 11th *day of* April, *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.*

Charles V. Glaser

Beverly A. Glaser

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George V. Crawford, Jr., *a Notary Public in and for said County and State, the within named* Charles V. Glaser and wife, Beverly A. Glaser

*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* 11th *day of* April, *19* 77.

Geo V. Crawford

Notary Public

Commission Expires August 15, 1979

V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

D9937 5

ISSUED FOR REFERENCE APR 19 1:22 PM '77 DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Charles V. Glaser and wife,

Beverly A. Glaser

TO

Russell M. Hudgins and wife,

Annabel G. Hudgins

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

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SCHEDULE A

The Restrictive Covenants of said tracts 1 through 4 are as follows:

1. No commercial or industrial business of any kind shall be erected or maintained on any of the property, except for temporary offices in a trailer or otherwise, during development and sale of the property except that one mobile house or trailer shall be permitted to be used as a temporary residence for a period of no more than two years from this date. Any trailer or mobile house which is permitted under this restriction to be placed on said tract shall be pinned and skirted during the period it is located on said premises.
2. Nothing shall be done or permitted on any of the property that is or may become a nuisance, noxious, offensive or dangerous to the health of the neighborhood.
3. Except as set forth in Paragraph 1 above, no trailer, basement, tent, shack, garage, barn, or other out-building erected on the property shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.
4. Vegetable gardens, laundry yards, incinerators, and the like must be located to conform to general landscaping of each lot, but this shall not be construed to permit these or any other activities to be conducted on a commercial basis.
5. No animals other than domestic pets such as dogs, cats, horses, ponies, or cows are permitted to live or be housed on any tract, and then any such animal shall be kept in such a manner so as to cause no damage to other property or a nuisance to other persons or property. No commercial poultry, hogs or goats shall be permitted to be housed on the property.
6. No construction of any building, outhouse, or other improvement on the premises shall be commenced prior to the construction of the dwelling house and no debris, old lumber or unsightly objects shall be moved on to any tract prior to starting construction of the residence thereon, and the outside of every dwelling shall be completed before occupancy. All construction shall be completed within twenty-four (24) months, but this provision shall

not to preclude the later construction of garages or additions to dwellings.

7. Obligatory upon the owner of this tract to consult with the Chief Engineer of the Metropolitan Department of Public Works before any driveways, culverts, other structures, or grading are constructed within the limits of any dedicated roadway and such placement or construction shall be done in accordance with the requirements or the Metropolitan Streets and Roads Division applying to Lickton Pike.

8. Any dwelling constructed on this tract must contain not less than 1,350 square feet devoted to living space exclusive of porches, garage, terraces or carports. A two-story dwelling, a story and one-half dwelling, or split level shall contain not less than 1,200 square feet on the main floor living level and a total of 2,000 square feet for both living levels. All exterior residential surfaces shall be at least 50% stone or masonry veneer. All exceptions to this restriction require the written approval of 3/4 of the owners of the other tracts described in a recorded plan.

9. There shall be no separate servants quarters or guest house constructed upon any lot unless and until such construction of a servant's quarters or guest house is approved in writing by 3/4 of the owners of the other tracts described in a recorded plan.

10. No sewage shall be allowed to flow into existing creeks and branches, or onto the surface of the ground, but shall be disposed of through septic tanks or sanitary sewers built in accordance with the County Health Department or other Public Health Agency having jurisdiction.

11. No signs of any advertising nature shall be permitted on any lot or building, except "For Sale" signs or such signs as erected with the approval of 3/4 of the owners of the other tracts described in a recorded plan.

12. If any present or subsequent owner of any tract described in a recorded plan, including their heirs and assigns, shall

violate or attempt to violate any of the covenants or restrictions contained herein, it shall be lawful for any person or persons owning a tract or tracts described in a recorded plan at the time of the violation to institute any proceedings at law or in equity against the person or persons violating or attempting to violate said restrictions as may be permitted by law and either to prevent such violation by injunction or recover damages for such violations.

13. Nothing in the foregoing shall preclude the right of any owner or occupant of any tract of any owner or any occupant described in a recorded plan, to place upon said tract a water well, but same must be constructed in such manner and in such a place as to cause no obstruction to his neighbor and to be least obtrusive to neighboring tracts and residences.

14. No inoperable trailer, automobile, truck or tractor shall be placed on any tract or street described in a recorded plan.

15. Barns shall be constructed in keeping with the design of the homes and other barns located in said tracts located in a recorded plan and shall be set back at least 200 feet from any road, and be no less than 50 feet from any property line.

16. If any one or more of the restrictions herein contained are declared invalid by order of any Court having jurisdiction, such invalidation shall in no way effect any other restriction herein contained, all of which shall remain in full force and effect, each restriction being treated as a separate instrument.

17. Any restriction set forth herein may be changed or altered by the consent of 3/4 of the owners of tracts described in a recorded plan.

18. All restrictions, covenants, and conditions herein contained, including the restrictions of tracts described in a recorded plan are hereby declared to be covenants running with the land, and shall be binding and obligatory upon all persons who now own, or who may hereafter own, possess or occupy any part of said property until the 31st day of December, 2006.

19. No building or any part thereof including porches or steps shall be erected on any tract nearer than the setback line and said minimum setback line shall be 100 feet from Lickton Pike right-of-way. The building side lines shall not be less

than 10 feet from the side lines of each tract.

20. Any deviation of these restrictions is subject to the approval of 3/4 of the owners of tracts described in a recorded plan.

21. These restrictions only apply to Tract #3.