BOOK 5189 PAGE 909

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

**FROM**

JAMES A. JOHNSON et ux

**TO**

LONNIE EDWARD MAZE, JR. et ux

For draftsman's use

THIS INSTRUMENT PREPARED BY:
Lancaster & Farmer, Attorneys,
Suite 100, 4207 Lebanon Road
Hermitage, Tennessee 37076

from information furnished by others.

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lonnie Edward Maze, Jr. et ux (NAME) | SAME (NAME) | 182 |
| 216 Haywood Lane (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par. 29 |
| Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

E 23203

IDENTIF. REFERENCE

AUG 30 1 01 PM '77

FELIX ... REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 15,500.00 Lonnie E. Maze Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 1977.

Kay Cooper
Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

KAY COOPER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**For and in Consideration of** the sum of Ten and No/100 ($10.00)---------- ★ DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, James A. Johnson and wife, Stephania E. Johnson

AUG30F CONV 15,500.00
AUG30F S'TAX 8* 40.30
AUG30F PR'FEE 8* .50
AUG30F W'DEED 8* 6.00 * 46.80

have bargained and sold, and by these presents do transfer and convey unto the said Lonnie Edward Maze, Jr. and wife, Dyeanne Sherrill Maze their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land lying and being in Davidson County, Tennessee, described as follows to wit:

Beginning at an iron pin 25.00 feet east of the center of Cain Ridge Road and 892.36 feet south of Bond's northwest corner as conveyed in Book 4586, page 43, Register's Office for Davidson County, Tennessee; thence south 87° 00' east 957.39 feet; thence south 17° 58' east 251.27 feet; thence with an existing wire fence on May's northerly boundary north 85° 43' west 415.00 feet; thence north 85° 37' west 617.46 feet to an iron pin in the margin

of Cain Ridge Road; thence north 1° 22' west 122.90 feet; thence northerly 88.20 feet with a right curve having a radius of 3912.73 feet to the beginning containing 5.04 acres, more or less.

Form No. WD3a

Being the same property conveyed to James A. Johnson and wife, Stephani E. Johnson by deed from Charles C. Bonds and Kenneth E. Bonds of record in Book 4806, page 396, Register's Office for Davidson County, Tennessee.

The Grantor, Stephania E. Johnson, is the same person referred in Deed of record in Book 4806, page 396, Register's Office for Davidson County, Tennessee, as Stephani E. Johnson and Stephanie E. Johnson, her name being incorrectly spelled therein.

These restrictions are to be applicable to this land:
1. No residence shall be constructed with less than 1400 square feet of living area, excluding garages and porches. Residential buildings must be constructed of 2/3 or more of brick or stone, in the alternative residential building of a decorative frame construction may be built.
2. All residential buildings must have exterior material to grade. (no foundation left exposed)
3. All residential buildings must be set back at least 150 feet from public road. All detached buildings must be in rear of the building.
4. No trailer or mobile home, basement house, garage, barn or other building may be used as temporary or permanent living quarters. Any residential construction must be completed within 12 months from beginning date.
5. No swine or commercial poultry may be kept on property.
6. No storage of junk cars, storage of building materials of any offensive odors or unsightly storage may be placed on tracts.

This is unimproved (X) improved ( ) property, known as ____ Cane Ridge Road ____ Nashville, TN
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lonnie Edward Maze, Jr. and wife, Dyeanne Sherrill Maze their heirs and assigns, forever.

And we do covenant with the said Lonnie Edward Maze, Jr. and wife, Dyeanne Sherrill Maze 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, James A. Johnson and wife, Stephania E. Johnson, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Lonnie Edward Maze, Jr. and wife, Dyeanne Sherrill Maze, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 29th day of August, 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.

James A. Johnson

Stephania E. Johnson

Form No. WD3b

**STATE OF TENNESSEE**
**Davidson County.**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Johnson and wife, Stephania E. Johnson

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 Hermitage, Tennessee, this 29th day of August, 19 77

Kay Cooper, Notary Public

Commission Expires 11-12-80.

KAY COOPER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**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.....