THIS INSTRUMENT PREPARED BY:

BOOK 5192 PAGE 728

MORROW, ALBERS, CLARK & BALTIMORE

WARRANTY DEED

3221 Nolensville Road
Nashville, Tennessee 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fay R. Cornwell, et ux (NAME:)	Same (NAME:)	Map 182
1153 Antioch Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 16
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

Cash in hand paid, and other good and valuable consideration receipt of which is hereby acknowledged.

SEP-2E	CONV	13,500.00			
SEP-2E	S'TAX		B* 35.10		
SEP-2E	PR'FEE		B* .50		
SEP-2E	W'DEED		B* 6.00	*	41.60

I *have bargained and sold, and by these presents do transfer and convey unto the said* Fay R. Cornwell and wife, Zelma Jean Cornwell their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

LAND in the 31st Councilmanic District of Davidson County, Tennessee, according to a survey made by James L. Murphy, Jr. & Company dated March 29, 1971, more particularly described as follows:

BEGINNING at a point in the northerly margin of Old Hickory Boulevard, said point of beginning being 2324.0 feet more or less in an easterly direction from Whittemoore Lane; thence north 3° 49' 47" east a distance of 669.98 feet; thence south 88° 51' 02" east a distance of 190.32 feet to a point; thence south 3° 00' west a distance of 670.5 feet to a point in the northerly margin of Old Hickory Boulevard; thence along the northerly margin of Old Hickory Boulevard north 88° 35' 26" west a distance of 200 feet to the point of beginning. Said tract of land containing 3.0 acres, more or less.

BEING the same property conveyed to Lonnie E. Maze, Jr. by deed from Gene Horace Smith and wife, Patricia C. Smith by deed as of record in Book 4494, Page 685 as of record in Register's Office, Davidson County, Tennessee.

(continued)

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 2 day of September 1977

Lonnie E. Maze, Jr.
Affiant

My commission expires: 10-31-78 (Affix Seal)

Richard R. Clark
Notary Public

NOTARY PUBLIC

The following restrictions are imposed on this tract of land:

There shall be a minimum of 1400 square feet of livable floor space in any dwelling erected hereon.

There shall be a minimum set-back line of 100 feet from Old Hickory Boulevard.

Outside walls on any dwelling shall be comprised of at least 90% masonry construction.

No business is to be located on this property.

This is unimproved (X) improved ( ) property, known as Old Hickory Blvd. (House Number) (Street) Antioch, Tennessee 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 Fay R. Cornwell and wife, Zelma Jean Cornwell *their heirs and assigns, forever.*

And I *do covenant with the said* Fay R. Cornwell and wife, Zelma Jean Cornwell *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Lonnie E. Maze, Jr. *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Fay R. Cornwell and wife, Zelma Jean Cornwell *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 2nd *day of* September, *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.*

Lonnie E. Maze Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Richard R. Clark, *a Notary Public in and for said County and State, the within named* Lonnie E. Maze, Jr.

the bargainor, *with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 2nd *day of* September, *19* 77.

Richard R. Clark, *Notary Public*

Commission Expires 10/31/78 10-31-78

RICHARD R. CLARK 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 .

FILED FOR IDENTIFICATION REFERENCE
SEP 2 2 40 PM '77
REGISTER DAVIDSON COUNTY, TENN.

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