THIS DEED PREPARED BY:
ROY A. MILES, JR., ATTORNEY
14th Floor, Nashville Trust Bldg.
Nashville, Tenn. 37201

BOOK 5212 PAGE 225

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lance David Hornbuckle, and wife, Jean Hornbuckle	L. D. Hornbuckle	MAP 80-8
3005 Old Hydes Ferry Road (STREET ADDRESS OR ROUTE NUMBER)	(NAME:) Highway 41 (STREET ADDRESS)	PARCEL 5
Nashville, Tenn. 37218 (CITY) (P. O. ZONE) (STATE)	Greenbriar, TN 37073 (CITY) (ZONE) (STATE)	13DA C1360

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

and other good and valuable considerations, including a restrictive covenant entered into by and between the parties, as set forth in this deed, which covenant is in addition to restrictive covenants of record in Book 3186, Page 355, Register's Office for Davidson County, Tennessee, which is acknowledged further to be a covenant between the grantor and the grantees, their heirs and assignes, the acceptance of which is acknowledged by the grantees, and further, which covenant is for the express purpose of aiding and assisting a proper and beneficial use of the property in conjunction with other properties in the immediate vicinity of the area, and for other valuable considerations, the receipt of all of which is hereby acknowledged, Hornbuckle Plumbing Company, has

does

~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Lance David Hornbuckle and wife, Jean Hornbuckle, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 13 on the Plan of Hyde Park Subdivision, Section I, of record in Plan Book 2900, Page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 being situated in the 13th Civil District of Davidson County and fronts 100 feet on Hydes Ferry Pike and runs back between parallel lines, bisecting said pike at right angles, a distance of 400 feet on each side to a dead line measuring 100 feet across the back.

And being part and parcel of the land conveyed to Hornbuckle Plumbing Company by deed from Clifton Hornbuckle and wife, Juanita J. Hornbuckle, of record in Book 4502, Page 616, Register's Office for Davidson County, Tennessee.

Lance David Hornbuckle and wife, Jean Hornbuckle, as grantees under this Deed, do hereby agree to restrict the use of this property, insofar as commercial use of the property be made, for a period of fifty (50) years from the date of this instrument, to require a minimum of fifteen (15') feet of open space between any commercial building constructed thereon and any side lot line of any residentially zoned property. In addition, upon the usage of the property for any commercial purposes, there shall be provided continuous screening along the extent of the contiguity of this property, and any abutting residentially zoned property consisting of opaque or translucent material resistent to deterioration by natural causes, or of such plant materials as will provide a year round evergreen screening.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56,781.37

Affiant

Subscribed and sworn to before me, this the 22nd day of October, 1977

My commission expires 12-29-77, 1981 (Affix Seal)

Notary Public

Screening, as required herein, shall not be less than six (6') feet in height, shall be provided from the grade of the property upward, and shall be permanently maintained.

unimproved ( )
This is improved (X) property, known as 3005 Old Hydes Ferry Road, 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 Lance David Hornbuckle and wife, Jean Hornbuckle, their *heirs and assigns, forever.*

And Grantor does *covenant with the said* Lance David Hornbuckle and wife, Jean Hornbuckle, *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except restrictive covenants contained in Book 3186, Page 355, Register's Office for Davidson County, Tennessee.

And Hornbuckle Plumbing Company does *do further covenant and bind* itself, its successors and/assigns ~~heirs and representatives~~, *to warrant and forever defend the title to the said land to the said* Lance David Hornbuckle and wife, Jean Hornbuckle, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 12th *day of* October, *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.*

HORNBUCKLE PLUMBING COMPANY

By: E. O. Hornbuckle
President

Lance David Hornbuckle and wife, Jean Hornbuckle, the Grantees herein, acknowledge and accept the restrictive covenant contained in this Deed.

Lance David Hornbuckle
LANCE DAVID HORNBUCKLE

Jean Hornbuckle
JEAN HORNBUCKLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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

Hornbuckle Plumbing Company, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of October, 1977.

Ernie Midgett
Notary Public

Commission Expires July 27, 1981

ERNIE MIDGETT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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WARRANTY DEED

FROM

HORNBUCKLE PLUMBING CO.

TO

LANCE DAVID HORNBUCKLE and wife, JEAN HORNBUCKLE

E 32129

IDENTIF. REFERENCE

Oct 20 1 23 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201

OCT 20 77	CONV	56,781.37			
OCT 20 77	S'TAX		B*	147.68	
OCT 20 77	PR'FEE		B*	.50	
OCT 20 77	D'DEED		B*	8.00	* 156.18