WARRANTY DEED

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transaction is $17,800.00.

Charles W. Browning

Subscribed and sworn to before me this the 21st day of October, 1977.

Dorothy E. Hood
Notary Public

My Commission expires: 7-24-78

BOOK 5214 PAGE 260

This instrument prepared by Claude Callicott, Attorney at Law, 513 Nashville Bank & Trust Building, Nashville, Tennessee 37201.

Address new owner as:	Send Tax Bills to:	Map - Parcel No.
Charles W. Browning and wife, Meda Browning 301 Huntington Ridge Rd. Nashville, Tenn. 37211	Same	Map 180 Parcel 93

For and in consideration of the sum of Seventeen Thousand Eight Hundred Dollars ($17,800.00) this day paid in cash by the grantees, Charles W. Browning and wife, Meda Browning, to the grantor, John Hall Gillespie, the receipt of which is hereby acknowledged, I, John Hall Gillespie, have bargained and sold and by these presents do transfer and convey unto the said Charles W. Browning and wife, Meda Browning, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

"A tract of land in Davidson County, Tennessee, being tract number 4 of a subdivision entitled 'Stonebrook', a plat of which is of record in Book 5050, page 102, of the Register's Office for Davidson County, Tennessee. Said tract number 4 fronts 180 feet on the south side of Holt Road and extends back between parallel lines 740 feet to a dead line on which it measures 180 feet and is more particularly described as follows:

Commencing at a point in the south margin of Holt Road at the northwest corner of said tract 4, this being the northeast corner of tract 3 of said subdivision; thence south 5° 43' 33" west 740 feet to a point; thence south 82° 06' 05" east 180 feet to a point; thence north 5° 43' 33" east 740 feet to a point in the south margin of Holt Road, this being the northeast corner of said tract 4 and the northwest corner of tract 5 of said subdivision; thence along the south margin of Holt Road north 82° 06' 05" west 180 feet to the point of beginning, containing 3 acres more or less.

"This is a part of that tract of land which was conveyed to John Hall Gillespie by deed from Dorothy Holt Gillespie dated March 20, 1971, of record in Book 4488, page 73, of the Register's Office for said county."

This is unimproved property.

This conveyance is made subject to the following:

1. 1977 taxes owing to the Metropolitan Government of Nashville

and Davidson County, Tennessee, which have been prorated as of the date of this deed and which shall be paid by the grantor.

2. Any visible easements for utilities.

3. The owner's certificate and all other restrictions and requirements as are set forth on the plat of Stonebrook Subdivision of record in Book 5050, page 102, Register's Office for Davidson County, Tennessee. Among other things, said plat shows a set back line 100 feet from Holt Road, a public utility and drainage easement along the rear line of said tract number 4, a building site, specified areas for the necessary sewage soil absorption systems, a prohibition against a resubdivision, alteration or change in the tract until otherwise approved by the Metropolitan Planning Commission, a requirement that the Metropolitan Health Department must be contacted to assist in locating private water wells.

This conveyance is also made subject to the following restrictive covenants which are hereby imposed upon said tract of land and they are declared to be covenants running with the land and shall be binding upon the grantees, their heirs and assigns for seven (7) years from the date of this deed:

1. Any residence constructed on the tract shall contain not less than 1,800 square feet of living area exclusive of all porches and garages.

2. Any residence must be constructed of at least 50% brick or stone or a combination of brick and stone.

3. There shall be no temporary homes erected, constructed, used or occupied on said tract. Included within this prohibition are tents, trailers, garages and basements. Mobile homes are prohibited both for temporary use and during the entire period of time covered by these restrictions.

4. No fowl or swine shall be kept or maintained or permitted on the tract.

5. Set back lines: All residences or other buildings erected or maintained or placed on said tract shall be set back at least 100 feet from the southerly margin of Holt Road. The side set back shall be 30 feet from the east and west boundary lines.

This conveyance is also made subject to any and all applicable zoning regulations and building restrictions and regulations imposed by the Metropolitan Government of Nashville and Davidson County, Tennessee, or any other unit of government.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Charles W. Browning and wife, Meda Browning, their heirs and assigns forever. I covenant with the said grantees 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 except as hereinabove set out.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

I, Shirley B. Gillespie, wife of the grantor, John Hall Gillespie, join in the execution of this deed for the purpose of transferring and conveying, and accordingly I do hereby transfer and convey unto the said Charles W. Browning and wife, Meda Browning, their heirs and assigns, all my right, title and interest of every kind and character whatsoever in said tract of land hereinabove described, including especially any right of homestead that I may have in said land and including all other rights, titles and interests that I may

have in said land by reason of being the wife of the said John Hall Gillespie, but I do not join in the covenants of this deed.

Witness our hands this the 21 day of October, 1977.

John Hall Gillespie
John Hall Gillespie

Shirley B. Gillespie
Shirley B. Gillespie

STATE OF TENNESSEE §
COUNTY OF Williamson §

Personally appeared before me, Dorothy E. Hood a Notary Public in and for said County and State, the within named John Hall Gillespie and Shirley B. Gillespie, the bargainors, 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 Brentwood, Tennessee, this 21st day of October, 1977.

Dorothy E. Hood
Notary Public

My Commission Expires:

7-24-78

DOROTHY E. HOOD NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

E 33096

IDENTIF. REFERENCE

Oct 26 | 13 PM '77

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

OCT26'77	CONV	17,800.00				
OCT26'77	S'TAX		B*	46.28		
OCT26'77	PR'FEE		B*	.50		
OCT26'77	W'DEED		B*	6.00	*	52.78