This instrument prepared by: Stewart, Black, Ayers, Buchanan, & Mathiesen, Attorneys, 223 Madison Street, Madison, Tennessee

Mail

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D. W. WALKER, ET UX	Same	P/O 121-149
(NAME:) 2521 Kitzfrs	(NAME:) BOOK 5224 PAGE 152	
(STREET ADDRESS OR ROUTE NUMBER) Irving Texas 75062	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

NOV1877	CONV	22,500.00			
NOV1877	S'TAX		B*	58.50	
NOV1877	PR'FEE		B*	.50	
NOV1877	W'DEED		B*	8.00	* 67.00

D.C. TRAYLOR, TRUSTEE,

hereinafter referred to as Grantor,

have bargained and sold, and by these presents do transfer and convey unto the said D. W. WALKER AND WIFE, JANIE L. WALKER, hereinafter referred to as Grantees, 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 Third Civil District of Davidson County, Tennessee, per an unrecorded survey by G. Barry Greer dated September 12, 1977, and being Tract No. 5 on said survey described as follows:
TRACT NO. 5: Beginning at an iron pin on the easterly margin of Pleasant Hill Road, being North 5° 44' East 314 feet, more or less, from the intersection of Couchville Pike and Pleasant Hill Road; thence along the easterly margin of said Pleasant Hill Road, North 5° 44' East 100.0 feet to a point; thence South 85° 06' East 640.1 feet to a point; thence South 10° 00' West 101.0 feet to an iron pin; thence South 86° 59' East 291.6 feet to a concrete monument; thence South 5° 52' West 146.5 feet to an iron pin; thence North 84° 06' West 126.0 feet to an iron pin; thence South 73° 36' West 120.5 feet to an iron pin; thence North 82° 44' West 179.9 feet to an iron pin; thence South 11° 25' West 119.6 feet to an iron pin, said point being on the northerly margin of Couchville Pike; thence along Couchville Pike North 83° 15' West 285.5 feet to an iron pin; thence leaving Couchville Pike North 02° 05' East 280.1 feet to an existing iron pin; thence North 84° 41' West 206.0 feet to the point of beginning, containing 5.0 acres, more or less.

Being a portion of the same property conveyed to D. C. Traylor, Trustee, by deed from Juanita Walker Culbertson, et al, of record in Book 4572, page 168, Register's Office for Davidson County, Tennessee; and per Trust Agreement of record in Book _____ page _____, Register's Office for Davidson County, Tennessee. (continued)

CAROLYN F. MAHONEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,500.00

Subscribed and sworn to before me, this the 16th day of November 19 77

D. C. Traylor, Trustee
Affiant

My commission expires: 3/15/81
(Affix Seal)

Carolyn F. Mahoney
Notary Public

Deed Restrictions for Victor H. Walker Property

5 Tracts on Couchville Pike and 5 Tracts on Pleasant Hill Road

1. All residences shall contain a minimum of 1,500 square feet living area for a 1 story home and 1,200 square feet living area on the first floor of a 2 story home.
2. All residences shall set back from the road right-of-ways a minimum of 100 feet and set off any side lines a minimum of 20 feet, unless otherwise specified by the Davidson County Planning Commission or the Davidson County Health Department.
3. All barns and extra buildings shall set behind the main residence.
4. No mobile or modular homes or temporary structures permitted on any tract; this also excludes the use of just a basement without building a complete house, however, a basement is permissible as part of a complete house.
5. No swine or fowl allowed on any tract.
6. All existing structures shall remain as non-conforming with these restrictions, unless they should be substantially destroyed by fire, casualty or otherwise at any time in the future; all new structures must conform to these restrictions.
7. These restrictions shall run with the land for a period of 15 years from this date, October 1, 1977, and shall be binding on and enforceable by the owners and subsequent owners of these tracts.
8. Any future subdividing of any tracts must be approved by the Davidson County Planning Commission and the Davidson County Health Department and upon this taking place and filing substitute covenants and plats the above restrictions shall be null and void.
9. If 60% or more of the property owners, or their heirs and successors, want to change, modify, or delete the above covenants in Tracts 1 through 5, they may do so; and likewise, if 60% of the property owners, or their heirs and successors, want to change, modify or delete the above covenants in Tracts 6 through 10, they may do so.
   The two groups of tracts are separate and independent in definition of this 60% rule.

This conveyance is made subject to restrictions attached hereto and incorporated herein by reference.

unimproved ( )
This is improved ( ) property, known as ..... (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 Grantees, their *heirs and assigns, forever.*

And I *do 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 appears of record.

And I *do 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.*

Witness my *hand this* 10th *day of* November, *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.*

x D. C. Grayba - Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named*

D. C. TRAYLOR, TRUSTEE

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 Madison, *Tennessee, this* 10th *day of* November, *19* 77.

Carolyn F. Mahoney, *Notary Public.*

Commission Expires 3/15/81.

CAROLYN F. MAHONEY 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.....

E 37582

IDENTIFICATION

Nov 10 11 51 AM '77

FELIX Z. DAVIDSON