WARRANTY DEED

BOOK 5229 PAGE 352

FROM PETER LUNATI AND WIFE, BARBARA LUNATI

ADDRESS NEW OWNER(S) AS FOLLOWS:
JAMES G. TIDWELL AND WIFE, INELL M. TIDWELL
4518 E. Longdale Drive
~~Nashville, Tennessee 37211~~

SEND TAX BILLS TO:
SAME

PREPARED BY:
HOLLAND & LYNN, ATTORNEYS
2016 Parkway Towers
Nashville, Tennessee 37219

MAP-PARCEL NOS:
150
29

E 39919

IDENTIF. REFERENCE

Dec 5 8 49 AM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF .....DAVIDSON.....}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00 ..... Affiant. Peter Lunati

SUBSCRIBED AND SWORN TO BEFORE ME THIS .... December 2, 1977 ....
DATE

..... NOTARY PUBLIC ..... COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of .....TEN DOLLARS.....

.....($10.00).....DOLLARS

cash in hand paid by James G. Tidwell and wife, Inell M. Tidwell, and other good and valuable consideration, receipt of which is hereby acknowledged.

DEC-5?	CONV	26,000.00		
DEC-5?	S'TAX	B*	67.60	
DEC-5?	PR'FEE	B*	.50	
DEC-5?	W'DEED	B*	4.00	* 72.10

PETER LUNATI AND WIFE, BARBARA LUNATI
.....GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

JAMES G. TIDWELL AND WIFE, INELL M. TIDWELL, GRANTEES

..... their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
Land lying in the 6th Civil District of said county, described according to a survey by Harold R. Morris, Surveyor, made October 4, 1968, being more particularly described as follows:'

Being Tract #2, of the unrecorded subdivision of the Marvin W. Moore Farm; beginning at a point in the southern margin of Holt Road, said point being a common corner of Tract #1 and Tract #2; thence with the said southern margin of Holt Road, S 88°35'00" E 215.0 feet to a point, said point being a common corner of Tract #2 and Tract #3; thence leaving said southern margin of Holt Road, S 1°25'00"W, 805.51 feet to a point; thence N. 87° 08'48" W 7.06 feet to a point; thence N 89°24'48" W, 208.05 feet to a point; thence N 1°25'00" E, 812.90 feet to the point of beginning, containing 4 acres, more or less.

Being the same property conveyed to Peter Lunati and wife, Barbara Lunati by deed from Marvin W. Moore and wife, Juanita B. Moore of record in Book 4278, page 954, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following restrictions, which shall be binding upon grantees herein, their successors, heirs or assigns, until October 1, 1988; (1) each residence shall contain a minimum living area of 1400 square feet and the exterior portion of each residence shall be constructed of 50% stone or brick; (2) each residence shall have a 100 foot minimum setback line from the road on which it fronts, and a minimum side line clearance of 50' on each side; (3) no temporary basement houses or trailors shall be allowed and all out-buildings shall be of finished materia (4) There shall be no commercial poultry or hog houses on said property; and (5) in the event any or all the aforementioned restrictions are violated, a suit in equity may lie against the violator by residents of the Marvin Moore Subdivision, or any owners of said property.

unimproved (X)
This is improved ( ) property, known as 4518 E. Longdale Drive Nashville, Tennessee 3721
Number Street City State Zip

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, successors and assigns, forever.

AND WE do covenant with the said GRANTEES 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 except of record.

AND WE, GRANTORS do(es) further covenant and bind OURSELVES AND OUR heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEES THEIR heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand S this 2nd day of December 1977

Peter Lunati
PETER LUNATI

Barbara Lunati
BARBARA LUNATI

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

PETER LUNATI AND WIFE, BARBARA LUNATI

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville (City) Tennessee (State)

this 2nd day of December 1977

1-31-78
Comission Expires

Notary Public

NOTARY PUBLIC DAVIDSON

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)