This instrument prepared by [illegible], Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

# WARRANTY DEED

BOOK 5301 PAGE 646

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JERE FARLEY, ET UX (NAME:) | Same (NAME:) | P/o 15-45 |
| 207 East Cedar (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Goodlettsville, TN 37072 (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,

| | | | | | |
|---|---|---|---|---|---|
| JUN21 78 | CONV | 20,000.00 | | | |
| JUN21 78 S'TAX | | | B* | 52.00 | |
| JUN21 78 PR'FEE | | | B* | .50 | |
| JUN21 78 | W'DEED | | B* | 6.00 | * 58.50 |

WILLIAM D. PATTON AND WIFE, MARIE PATTON; and
BILLY H. HOWELL AND WIFE, JUANITA HOWELL,
hereinafter referred to as Grantors,
*have bargained and sold, and by these presents do transfer and convey unto*
*the said* JERE FARLEY AND WIFE, MARY E. FARLEY, 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 10th Civil District of Davidson County, Tennessee, according to an unrecorded survey by Ernest Medlin, Surveyor, dated May 20, 1978, and described as follows: Beginning at a point on the center line of Hitt Lane, the same being located approximately 480 feet northeasterly, from the center line of Brick Church Pike; thence with the center of Hitt Lane North 55° 26' East 329.12 feet to a point; thence leaving Hitt Lane South 26° 41' East 790.36 feet to a point; thence North 85° 34' West 380 feet to an iron pin; thence North 26° 41' West 505.57 feet to a point; thence North 0° 14' West 47.35 feet to the point of beginning, containing 5.0 acres, more or less.

Being a portion of the same property conveyed to William D. Patton and Billy H. Howell, by deed from Henry A. Johnson, et al, of record in Book 5121, page 778, Register's Office for Davidson County, Tennessee.

There is also INCLUDED in this conveyance, but excluded from the acreage, the right of ingress and egress to and across a 50 foot wide mutual right-of-way as follows: Beginning at a point in the center of Brick Church Pike, the same being located South 68° 56' East and 402 feet from the center of Hitt Lane; thence leaving Brick Church Pike North 21° 04' East 570 feet to a point; thence North 43° 56' West 40 feet to a point; thence South 85° 34' East 45 feet to a point, which is the southeast corner of the above described 5 acre tract herein conveyed; thence North 26° 41' West 30 feet to a point; thence North 46° 04' East 20 feet to a point; thence South 83° 35' East 50 feet

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of June, 78

Notary Public

My commission expires: NOT PUBLIC AT LARGE STATE OF TENNESSEE (Affix Seal)

to a point; thence South 21° 04' West 626 feet to a point in the center of Brick Church Pike; thence with the center of same North 68° 56' West 50 feet to the point of beginning, also being a portion of the same property conveyed to William D. Patton and Billy H. Howell by deed from Henry A. Johnson, et al, of record in Book 5121, page 778, Register's Office for Davidson County, Tennessee.

There is also conveyed herein the right of a permanent easement for the purpose of installing a private water line to serve this 5 acre tract across the remaining property adjoining this tract owned by the Grantors, their successors and assigns. Said easement shall be located at the most practical and direct route which will not adversely affect the adjoining building sites. This easement shall be solely for the purpose of installing and maintaining a private water line, which will connect to the existing public water supply now located near the intersection of Hitt Lane and New Hitt Lane.

Marie Patton and Juanita Howell join in this conveyance for the purpose of conveying any right, title or interest in and to said property which they may have, marital or otherwise.

This conveyance is further made subject to the following restrictions:

1. No residence shall be constructed with less than 1200 square feet of living area, excluding garages and porches.

2. No trailer or mobile home may be used as temporary or permanent living quarters.

3. All property owners adjacent to 50-foot easement who use said easement for ingress and egress shall maintain, repair and upkeep said easement and shall proportionately share in cost of same.

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* 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.*

*And* we *do further covenant and bind* ourselves, our *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* our *hand*s *this* 9th *day of* June, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William D. Patton

Billy H. Howell

Juanita Howell

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* WILLIAM D. PATTON AND WIFE, MARIE PATTON; and BILLY H. HOWELL AND WIFE, JUANITA HOWELL

*the bargainor, 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* Madison, *Tennessee, this* 9th *day of* June, *19* 78.

*Notary Public.*

*Commission Expires* 11-17-79

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*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*.....

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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 7.248 3 IDENTIFICATION JUN 21 4 PM '78 FELIX Z. STUMB REGISTER DAVIDSON CO. TENN.