7004

Sheet 5 — Par 24 TR

Send Tax Bill To: Mail Willard M. Gupton
~~7575 Bidwell Road~~ Rt 2. Box 105
BOOK 5423 PAGE 232 Joelton, Tennessee

THIS DEED OF CONVEYANCE, executed and delivered by Alfred E. Evans and wife, Geneva Evans, hereinafter called the grantors, to Willard M. Gupton, hereinafter called the grantee;

WITNESSETH: That, for the consideration of One ($1.00) Dollar cash and other valuable consideration, receipt of which is hereby acknowledged, we, the said grantors, have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said grantee, heirs and assigns, all of our right, title and interest being an undivided one-half interest in a certain tract or parcel of land situate in the 14th Civil District of Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the easterly margin of Greenbrier Road, said beginning point being measured along the easterly margin of Greenbrier Road 2509.82 feet northerly of the center of the South Ford of Sycamore Creek where it intersects the easterly margin of Greenbrier Road; thence with the easterly margin of Greenbrier Road North 21 degrees 45 minutes East 170.90 feet, then leaving Greenbrier Road and going South 81 degrees 07 minutes East 1344.9 feet to a point; thence South 4 degrees 10 minutes West 175 feet to a point; thence North 81 degrees 07 minutes West 1399.1 feet to the point of beginning, and being the land conveyed to Alfred E. Evans and Willard M. Gupton by Melvin A. Baker and wife, Bonnie R. Baker in a deed of record in Deed Book 5092, page 945, in the Office of the Register of Davidson County, Tennessee.

Restrictions: The following restrictions will be applicable to the within described property and inure to the benefit of the other Baker Grantees on Greenbrier and Huffman Roads and enforceful for a period of twenty five (25) years: 1. No junk cars may be stored on premises. 2. No used building material or unsightly material may be stored on premises. 3. No commercial raising of swine or poultry. Swine for personal use must be kept back at least 500 feet from front property line on road. 4. No mobile homes except during construction of the permanent residence and for a maximum period of twelve (12) months. 5. All residential structures shall be a minimum of eighty (80) feet from any existing road and a minimum of one thousand (1000) square feet of living area. 6. All barns must set back more than one hundred twenty five (125) feet from any existing road.

This deed was prepared by
Yost and Balthrop, Attorneys
Springfield, Tennessee

TO HAVE AND TO HOLD all of our right, title and interest being an undivided one-half interest in the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said grantee, heirs and assigns, forever. The grantors covenant with the grantee, heirs and assigns: (1) That they are lawfully seized in fee of said premises; (2) That they have a good and perfect right to make this conveyance; (3) That said premises are unincumbered; and (4) That they will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

TAXES for the year 1979 are assumed by the grantee.

Dated at Nashville, Tennessee, this 11th day of April, 1979.

F.249902

IDENTIFICATION REFERENCE

APR 19 10 10 AM '79

WILSON H. REGISTER
DAVIDSON COUNTY, TENN.

Alfred E Evans
Alfred E. Evans

Geneva P Evans
Geneva Evans

STATE OF TENNESSEE,)
)
DAVIDSON COUNTY.)

Personally appeared before me, Steven C. Cavnar a Notary Public in and for said county and state, the within named, Alfred E. Evans and wife, Geneva Evans, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within deed instrument for the purposes therein contained.

Witness my hand and seal of office, this 11th day of April, 1979, at Nashville, Tennessee.

Steven C. Cavnar
Notary Public

STEVEN C. CAVNAR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: January 15, 1983

STATE OF TENNESSEE,)
ROBERTSON COUNTY.)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $3,250.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Alfred E Evans
Affiant

Subscribed and sworn to before me this the 11th day of April, 1979.

Steven C. Cavnar
Notary Public or Register

STEVEN C. CAVNAR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

1-15-83

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5423 PAGE 234

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			3250.00- CO	
			8.32 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	12.82-
7024A	04/19/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.249021

IDENTIF. REFERENCE

APR 19 10 10 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 678338