Send Tax Bill To: Willard M. Gupton
~~7575 Bidwell Road~~
Joelton, Tennessee

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BOOK 5423 PAGE 235

THIS DEED OF CONVEYANCE, Witnesseth: That, for the consideration of One ($1.00) Dollar cash, paid, I, Willard M. Gupton, hereinafter called the grantor do hereby sell, transfer and convey unto Willard M. Gupton and wife, Jo Ann Gupton, hereinafter called the grantees, survivor and assigns, so as to, and do create in the grantor and in the grantee an estate by the entirety in the entire fee as contemplated and permitted by Section 64-109 TCA, in and to the particular tract 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 deg. 45' East 178.90 feet, then leaving Greenbrier Road and going South 81 deg. 07' East 1344.9 feet to a point; thence South 4 deg. 10' West 175 feet to a point; thence North 81 deg. 07' 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 947 in the office of the Register of Davidson County, Tennessee and the said Alfred E. Evans conveyed his interest in said land to Willard M. Gupton in a deed of record in Deed Book _____, page _____ in the office of the Register of Davidson County, Tennessee.

RESTRICTIONS: The following restrictions will be applicable to the wirhin 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. Swinfe 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 80 feet from any existing road and a minumum of 1,000 square feet of living area.
6. All barns must set back more than 125 feet from any existing road.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said

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

grantees, survivor and assigns, forever, as tenants by the entirety. The grantor covenants with the grantees, survivor and assigns: (1) That he is lawfully seized in fee of said premises; (2) That he has a good and perfect right to make this conveyance; (3) That said premises are unincumbered; and (4) That he will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

POSSESSION of the premises will be given to the grantees as tenants by the entirety, survivor and assigns, from this date, and the grantees will pay 1979 taxes on the premises.

Dated this 27th day of March, 1979, at Springfield, Tennessee.

Willard M. Gupton

Willard M. Gupton

STATE OF TENNESSEE,)
)
ROBERTSON COUNTY.)

Personally appeared before me, Dorothy B. Hearn, a Notary Public in and for said county and state, the within named, Willard M. Gupton, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within deed instrument for the purposes therein contained.

Witness my hand and seal of office, this 27th day of March, 1979, at Springfield, Robertson County, Tennessee.

Dorothy B. Hearn

Notary Public

My commission expires: Jan. 24 1983.

IDENTIF. REFERENCE

APR 19 10 11 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F.2 4 9 0 3