BOOK 5464 PAGE 698

THIS INSTRUMENT WAS PREPARED BY:
CARL [illegible], ATTORNEY
[illegible]
NASHVILLE, [illegible] 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Fitzpatrick and wife, Charlotte J. Fitzpatrick (NAME)	Same (NAME)	180
3926 Nolensville Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	#7
Nash TN (CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------
---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, it, the undersigned

HOLT HILLS DEVELOPMENT CO., INC.

have this day bargained and sold, and do hereby transfer and convey unto the said

DANIEL FITZPATRICK and wife, CHARLOTTE J. FITZPATRICK
their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, described according to a survey by Anderson-Delk & Associates,dated January 17, 1979, as follows:

Beginning at an iron pin on the northerly margin of Holt Road, said iron pin being the most southwesterly corner of Tract #23 and further described as lying north 82 degrees 09 minutes 51 seconds west a distance of 50.00 feet from the most south-westerly corner of Lot Number 12 on the Plan of Holt Hills Subdivision as of record in Book 5050, page 78, said Register's Office; thence along said northerly margin north 82 degrees 09 minutes 51 seconds west a distance of 50.00 feet to an iron pin; thence leaving said northerly margin north 2 degrees 30 minutes 10 seconds east a distance of 1399.62 feet to an iron pin;thence south 87 degrees 34 minutes 24 seconds east a distance of 428.94 feet to an iron pin, said iron pin lying in the most westerly line of a proposed tract to be conveyed to Edward H. Zeagler; thence south 20 degrees 16 minutes 57 seconds east a distance of 191.01 feet to an existing iron pin (by others); thence along the most westerly lines of the Zeagler property as of record in Book 5258, page 883; south 2 degrees 36 minutes 53 seconds west a distance of 164.74 feet to an iron pin; thence leaving Zeagler's westerly line north 87 degrees 34 minutes 24 seconds west a distance of 452.30 feet to an iron pin; thence south 2 degrees 31 minutes 49 seconds west a distance of 1063.38 feet to the point of beginning, containing 5.00 acres, more or less.**(See attached)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $18,000.00

Subscribed and sworn to before me, this the 12th day of July, 1979

Affiant

My commission expires: 2/23/81 (Affix Seal)

Notary Public

This is ~~unimproved~~ improved property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

DANIEL FITZPATRICK and wife,CHARLOTTE J. FITZPATRICK
their

(successors), heirs and assigns forever. It ~~covenants~~ that it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1979 taxes;easement in Bk.5396,p.279 and as set out on the attached sheet,easement in Bk.4780,p.611 & ~~easement for old road.~~

It ~~further covenant and bind~~ itself, its *heirs and representatives, to warrant and forever defend the title to said real estate to said*

DANIEL FITZPATRICK and wife, CHARLOTTE J. FITZPATRICK
their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 12th day of July, 1979, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HOLT HILLS DEVELOPMENT CO., INC.

BY: Richard C. Argo, President

Evelyn Sutton, Secretary-Treasurer

BOOK 5464 PAGE 699

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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.....Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Gail Pigg, *a Notary Public of the State and County aforesaid, personally appeared* Richard C. Argo and Evelyn Sutton, *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *to be* President and Secretary-Treasurer *of the* Holt Hills Development Co., Inc., *the within named bargainor, a corporation, and that* they *as such* President and Secretary-Treasurer *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves *as* President and Secretary-Treasurer

Witness my hand and seal, at office in Nashville, Tennessee, *this* 12th *day of* July, *19*79

Gail Pigg *Notary Public*

Commission expires 2/23/81

WARRANTY DEED

FROM

Holt Hills Development Co., Inc.

TO

Daniel Fitzpatrick et ux

F: 39877

IDENTIFICATION REFERENCE

JUL 13 11 27 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

**Being part of the same property conveyed to Holt Hills Development Co., Inc. by deed from Third National Mortgage Company, of record in Book 5167, page 768, said Register's Office.

Also conveyed herewith is Grantor's right, title and interest in and to the driveway easement granted by Edward H. Zeagler, by instrument dated February 15, 1979, and recorded in Book 5396, page 279, Register's Office for Davidson County, Tennessee. By acceptance of this deed, Grantee agrees to abide by all the terms and conditions of said driveway agreement. This conveyance relates to the tract herein conveyed, with Grantor's easements reserved in Grantor to the other tracts.

The restrictive covenants applicable to Holt Hills Subdivision of record in Book 5167, page 923, Register's Office for Davidson County, Tennessee, are likewise made applicable to the tract herein conveyed, and said restrictive covenants are incorporated herein by reference as fully as though copied herein, except Nos. 7, 14 and 15, shown on said restrictions.

In addition, this conveyance is subject to the following restrictions:

1. The keeping of horses shall be permitted, and a barn or stable shall be permitted on the rear 200 feet of each of said lots, provided that any such barn or stable shall not be maintained nearer than 20 feet from each side line of such lot.

2. No poultry, livestock or animals shall be allowed or maintained on any lot, except Lots Nos. 1 through 17, as hereinafter provided, at any time; provided, however, that this shall not preclude the keeping of dogs or cats, or other household pets, as such, provided that nothing herein shall permit the keeping or raising of dogs, cats, or other animals for commercial purposes.

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

RECEIVED OF _____

FOR _____

BOOK 5464 PAGE 701

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
			18000.00- CO	
			46.80 CO TX	
			.50 PRFE	
			9.00 WDEED	
			CHECK	55.30-
6211A07/13/79 BAL				.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 39877

IDENTIF. REFERENCE

JUL 13 11 27 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 696948