This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

John T. Marler, Jr. and wife,

Margaret P. Marler

TO

James H. Gann and wife, Blye

L. Gann

For draftsman's use

BOOK 5610 PAGE 681

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Gann et ux (NAME)	SAME (NAME)	P/O 156
Rt. 5, Old Harding Rd. Box 143 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	5
Nashville, Tn. 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

mail →

(FOR REGISTER'S USE)

This Instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 25,100.00 James H. Gann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 1980.

Pamela L. Robinson
Notary Public

MY COMMISSION EXPIRES: 8/12/80
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

For and in Consideration of the sum of Ten and 00/100 Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged,

John T. Marler, Jr. and wife, Margaret P. Marler

have bargained and sold, and by these presents do transfer and convey unto the said

James H. Gann and wife, Blye L. Gann, 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 Ninth Civil District of Davidson County, Tennessee, being Tract No. 1 on the Survey of the John T. Marler Tracts made by C. K. McLemore dated December, 1979 (being a portion of property formerly described as a part of Tract No. 6 in the partition of the J. H. Wright "Belleview Farm"), and being more particularly described as follows:

BEGINNING in the east margin of Old Harding Road in the center of a drain, the southwest corner of Joyner as described in Book 5351, page 849, said Register's Office; thence with his southerly line, North 57 deg. 45 min. East following closely the center of a drain 418 feet to the approximate center of the Harpeth River, thence with said approximate center line, South 27 deg. 21 min. East 114.7 feet, more or less, and South 74 deg. 37 min. East 352.1 feet to a point which is approximately 62 feet west of the point of intersection of said river and Trace Creek, thence leaving sand center line with the following three new staked lines, South 6 deg. 00 min. West 205.4 feet, more or less, to an iron post, North 77 deg. 00 min. West 350.0 feet to an iron post and North 84 deg. 00 min. West 615.0 feet to an iron post in the east margin of Old Harding Road, thence North 6 deg. 00 min. East 94.0 feet with said east margin to the point of beginning and containing 5.02 acres, more or less.

There is also conveyed to said Grantees, their heirs and assigns, a nonexclusive easement for the installation, maintenance, and operation of a gravity sewer line; said easement is 25 feet wide, the centerline of which begins at the southeast corner of the within described tract and runs in a generally southerly direction crossing tracts 2, 3 and 4 on the within described survey, to a point in tract 5 on said survey terminating at the property conveyed to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, by instrument of record in Book 4760, page 804, said Register's Office, for the purpose of constructing and operating thereon a sewer lift station.

Form No. WD3a

Being part of the same property conveyed to John T. Marler, and son, John T. Marler, Jr., by deed from W. H. Hutton and wife, Della Jones Hutton of record in Book 1199, page 483, said Register's Office; the said John T. Marler having since died leaving John T. Marler, Jr., as his only heir at law.

Subject to the rights of others in and to the land embraced within the easement herein conveyed.

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Subject to the following restrictions which are covenants running with the land, but which may be waived by an instrument executed by all owners of Tracts 1 through 5 on the Survey of the John T. Marler Tracts, which instrument of waiver shall be recorded in the Register's Office of Davidson County, Tennessee:

1. No house shall be built on any tract or part of tract that contains less than 1,400 square feet of heated living space with at least 1,000 square feet in the first floor of a two story structure.
2. No tract shall be used for other than residential purposes.
3. No building shall be constructed or permitted on any of the said tracts finished on the outside with imitation brick or stone siding.
4. No building shall be constructed on or permitted on any tract with a tin roof.
5. No outside toilet shall be constructed or permitted on any tract.
6. No structure of a temporary character, mobile home, trailer, basement, tent, shack, garage, barn, or other outbuildings shall be used on any tract as a residence either temporarily or permanently.
7. No swine or poultry may be kept, raised or bred on any tract. Dogs, cats or other household pets may be kept provided they are not kept, bred or maintained for any commercial purpose.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James H. Gann et ux, Blye L. Gann their heirs and assigns, forever.

And we do covenant with the said James H. Gann et ux, Blye L. Gann 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, John T. Marler, Jr. et ux, Margaret P. Marler do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said James H. Gann et ux, Blye L. Gann, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 5th day of June, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John T. Marler, Jr.

Margaret P. Marler

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STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Personally appeared before me, Pamela L. Zimmerman, a Notary Public in and for the said County and State, the within named John T. Marler, Jr. and wife, Margaret P. Marler, the bargainors, 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 office at Nashville, Tennessee, this 5th day of June, 1980.

Pamela L. Zimmerman
Notary Public

PAMELA L. ZIMMERMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 8/6/80

F 9.2.6 3.6

T
IDENTIF. REFERENCE

JUN 9 2 46 PM '80

FEE, X Z, WILSON, REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5610 PAGE 684

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			25100.00- CO	
			65.25 CO TX	
			.50 PRFEE	
			9.00 MISC	
			CHECK	74.75-
			3197A06/09/00 SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 926 36

IDENTIF. REFERENCE

JUN 9 2 46 PM '00

FELIX Z. WILSON
CLERK & MASTER

No. 760521