THIS INSTRUMENT PREPARED BY
DOZIER AND DARROW
ATTORNEYS AT LAW
18th FLOOR 3rd NATIONAL BANK
NASHVILLE, TENN. 37219

WARRANTY DEED

BOOK 5629 PAGE 572

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES R. DORNAN	SAME	Pt of Map 174
(NAME)	(NAME)	
217 Morton Ave		Par 14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nash. Tenn 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of SIXTEEN THOUSAND FIVE HUNDRED AND NO/100---
----------($16,500.00)---------- *Dollars,*

cash in hand paid and other good and valid consideration, the receipt of which is hereby acknowledged,

I, Lillian Culbertson Brent

have this day bargained and sold, and do hereby transfer and convey unto the said Charles R. Dornan, a single man,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 5th Civil District of Davidson County, Tennessee, shown as Tract No. 6 on a survey by J. Bruce Rainey, Surveyor No. 823, dated April 23, 1980 (also June 9, 1980) of a portion of the lands of Minna Ethel Culbertson composed of Lots Nos. 1, 2 and 3, containing 26-1/4 acres each, in the North Division of the lands of Stephen H. Ham, a plan of which is recorded in Minute Book X, page 284, of the Circuit Court for said County, 13 acres of Lot No. 2 in the South Division of the lands of Stephen H. Ham, recorded in Minute Book X, page 284, of the Circuit Court for said County, and 22 acres and 46 poles of the Samuel Kimbro tract of land, and described according to said survey as follows;

Beginning at an iron pin on the easterly margin of Preston Road (25' East of the centerline), said point of beginning being 1594.33' South of the intersection of the margins of the said Preston Road and Old Franklin Road, thence leaving the margin of said Preston Road S82° 36' 23" E 1274.24' to an iron pin in the original easterly line of the Culbertson land; thence with the original easterly line of Culbertson the following three calls; S04° 57' 03" W 55.07' to an iron pin; thence S04° 55' 12" W 579.84' to an iron pin; thence S05° 51' 56"W615.00' to a point in the center of Turkey Creek; thence with the center of said creek S65° 41' 04" E 18.78' to a point at a water gap; thence leaving the center of said creek and with the line of the Samuel L. Lewis land of record in Deed Book 5386, page 618, R.O.D.C., Tenn. the following four calls; S33° 16' 21" W 15.00' to an iron pin; thence S86° 26' 08" W 44.53' to an iron pin; thence S65° 43' 07" W 42.47' to an iron pin; thence S86° 51' 44" W 143.57' to an iron pin; thence leaving Lewis' line and severing the Culbertson land N05° 14' 12" E 1121.84' to an iron pin; thence N81° 01' 32" W 1058.72' to an iron pin on the easterly margin of the aforesaid Preston Road; thence with the margin of said road N04° 49' 05" E 175.00 feet to the point of beginning, containing 11.08 acres, more or less.

Being a portion of the same property conveyed to Minna Ethel Culbertson by deed of record in Deed Book 972, page 520, Register's Office for Davidson County, Tennessee. The said Minna Ethel Culbertson having since died and being survived by Lillian Culbertson Brent, her only heir-at-law.

James M. Brent joins in this conveyance for the purpose of conveying any right, title or interest he may have in the premises to Charles R. Dornan, a single man.

THE FOLLOWING RESTRICTIONS SHALL BE A COVENANT RUNNING WITH THE LAND FOR A PERIOD OF 20 YEARS FROM THE DATE OF THIS DEED.

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1. All barns and related type buildings must be set back 200 feet or more from Preston Road. Houses not included in this setback restriction.

2. No trailer or mobile home, basement house, garage, barn or other building may be used as temporary or permanent living quarters.

3. No swine or commercial poultry may be kept on property.

4. No storage of junk cars, storage of building materials or any other offensive or unsightly storage may be placed on tracts.

The right of enforcement of these restrictive covenants is vested in the owner or assigns of Tracts 1 through 9 of unrecorded Plat prepared by J. Bruce Rainey, Surveyor, dated June 9, 1980, same being a plat of the Southerly portion of the Lillian Culbertson Brent property. Any such owner of any of said Tracts shall have the right at any time to compel compliance with said covenants, or any of them, or to prevent the violation of any of them, by the institution of an action at law or a suit in equity for injunctive or other relief.

By the creation of the above restrictions there is no intention of imposing them on any other land owned by Lillian Culbertson Brent, whether adjoining said southerly portion of her property or located in the vicinity thereof, there being no general plan of development of all of his land, and she does expressly reserve the right to restrict in the same or in a different manner or not to restrict at all the land owned by her which is not embraced within the above restrictions.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever, is greater, for this transfer is $ 16,500.00

Subscribed and sworn to before me, this the 23 day of July 19 80

Affiant

My commission expires: 10-14-80 (Affix Seal)

Notary Public

unimproved ( )
This is 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 thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 23 day of July, 19 80, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lillian Culbertson Brent

James M Brent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jim Stevens, a Notary Public in and for said County and State, the within named Lillian Culbertson Brent and husband, James M. Brent

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 Nashville, Tennessee, this 22 day of July, 1980.

My Commission Expires Nov. 26, 1980

Notary Public.

Commission Expires

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

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

F. 9. 9. 3. 7. 0

IDENTIF. REFERENCE

JUL 28 12 55 PM '80

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

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WARRANTY DEED

FROM

Lillian Culbertson Brent

TO

Charles Dornan

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

RECEIVED OF _____

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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
			16500.00- CO	
			42.90 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	55.40-
1927A07/28/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9. 9. 3. 7. 0.

IDENTIF. REFERENCE

JUL 28 12 55 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 770132