BOOK 5759 PAGE 996

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry W. Rakes etux (NAME)	Same (NAME)	MAP 174
4944 Packard Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 114
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT PREPARED BY

M. NORRIS JENKINS, ATTORNEY
COOMER & JENKINS
4015 TRAVIS DRIVE
NASHVILLE, TENNESSEE 37211

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 20,000.00 X Larry W. Rakes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF June, 1981.

Notary Public

MY COMMISSION EXPIRES: 7-21-84

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- DOLLARS cash in hand paid to Martin Ray and wife, Katherine B. Ray, the Grantors, by and from Larry W. Rakes and wife, Norma F. Rakes, the Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, the said Martin Ray and wife, Katherine B. Ray, the Grantors, this day

have bargained and sold, and by these presents do transfer and convey unto the said Larry W. Rakes and wife, Norma F. Rakes, the Grantees, 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 5th Civil District of Davidson County, Tennessee, being Tract No. 17 on the survey of the James William and Martha Wisener Farm described according to a survey by Barry Greer & Associates, dated April 8, 1979, as follows:
BEGINNING at a point at the north margin of Old Franklin Road, said point being southwest along said north margin of Old Franklin Road 460.9 feet from the southwest corner of the property conveyed to Claude G. Wayman et ux by deed of record in Book 3183, page 209, Register's Office for Davidson County, Tennessee; thence with the west line of Tract No. 18 north 8 deg. 5' east 664.01 feet to a point in the south margin of Cane Ridge Road north 62 deg. 35' west 308.0 feet to a point, said point being the northeast corner of Tract No. 16; thence with the east line of Tract NO. 16 s. 8 deg. 5' west 836.62 feet to a point in the north margin of Old Franklin Road; thence with said north margin of Old Franklin Road and with a curve having a radius of 955.00 feet in an easterly direction 68.9 feet to a point; thence continuing with said north margin of Old Franklin Road in an easterly direction 230.3 feet to the point of beginning, containing 5.0 acres more or less according to said survey.

BEING the same property conveyed to Martin Ray and wife, Katherine B. Ray from Martha Ann Wisener, a widow, by deed of record in Book 5441, page 67, Register's Office for Davidson County, Tennessee.

LEGAL DESCRIPTION CONTINUED:

The following Restrictions shall be a covenant running with the land for a period of 25 years from the date of this deed:

1. No residence shall be constructed with less than 1200 sq. feet of living area, excluding garages and porches.

2. No block foundations left exposed.

3. All residential buildings must be set back at least 100 feet from public road property line. All detached buildings must be in rear of dwelling.

4. All barns and related type buildings must be set back 200 feet or more from public road line.

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

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

7. No storage or 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 18 of unrecorded Plat prepared by Barry Greer & Associates, surveyor, dated April 8, 1979. Any such owner of any 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.

unimproved (X) This is improved ( ) property, known as Old Franklin Road, Nashville, TN
(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 Larry W. Rakes and wife, Norma F. Rakes, their heirs and assigns, forever.

And we do covenant with the said Larry W. Rakes and wife, Norma F. Rakes 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., except for the property taxes for the year 1981 which are a lien against the property but not due and payable and which are assumed by the Grantees,

And We, Martin Ray and wife, Katherine B. Ray do further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said Larry W. Rakes and wife, Norma F. Rakes their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 19th day of June, 19 81, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Martin Ray Jr.
MARTIN RAY

x Katherine B. Ray
KATHERINE B. RAY

G 4.7.3 2.2

T
IDENTIF. REFERENCE

Jun 22 8 48 AM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin Ray and wife, Katherine B. Ray

the bargainor S, 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 19th day of June, 1981

Notary Public

Commission Expires 7-21-84

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 .

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

RECEIVED OF _____ BOOK 5759 PAGE 999

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
			20000.00- CO 52.00 CO TX .50 PRFEE 9.00 WDEED CHECK 61.50-	
2518A06/22/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 4. 7-3 2. 2

IDENTIF. REFERENCE

JUN 22 8 48 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 828579