FILE BOX 34

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
CLAYTON W. PROCTOR, et ux	(Same as Owner)	To be assigned
(NAME)	(NAME)	
1010 MITCHELL ROAD		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN. 37206		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5980 PAGE 749

For and in consideration of the sum of ELEVEN THOUSAND AND NO/100 ($11,000.00) DOLLARS

cash in hand, the receipt and adequacy of which is hereby acknowledged,

CHARLES R. JACKSON, individually, and ELIZABETH AVERITT and THOMAS N. BATEMAN, Co-Executors of the Estate of Carlton Averitt (the "Grantors")

have bargained and sold, and by these presents do transfer and convey unto the said CLAYTON W. PROCTOR and Wife, Patricia J. Proctor,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 14th Civil District, being more particularly identified as Lot No. 8 on the Plan of Bernard Hills of record in Book 5200, page 386, Register's Office for Davidson County, Tennessee, containing 5.51 acres, more or less according to a survey by Barry Greer dated October, 1981 to which plat reference is hereby made for a more complete description of said lot.

Being a portion of the property conveyed to Carlton Averitt and Charles R. Jackson by deed of record in Book 5341, page 88, said Register's Office.

This conveyance is further made subject to certain restrictions and covenants which restrictions and covenants shall run with the land and shall be binding upon all subsequent owners of the proprety hereby conveyed or any portion hereof, as enumerated and set forth on the attached Exhibit "A", incorporated hereby by reference.

unimproved (X)
This is improved ( ) property, known as _____ (House Number) _____ (Street)

_____ (P. O. Address) _____ (City or Town) _____ (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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 15th day of December, 1982.

Charles R. Jackson
CHARLES R. JACKSON

Elizabeth Averitt
ELIZABETH AVERITT

THOMAS N. BATEMAN
Co-Executors of the Estate of Carlton Averitt

BOOK 5980 PAGE 750

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cha Gallum G. Smith, a Notary Public in and for said County and State, the within named Charles R. Jackson

the bargainor ____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~ Clarksville, Tennessee, this 15th day of December, 19 82.

My commission expires July 24, 1985 Notary Public Gallum G. Smith

STATE OF TENNESSEE
COUNTY OF Montgomery

Before me, Gallum G. Smith, a Notary Public of the State and County aforesaid, personally appeared Elizabeth Averitt and Thomas N. Bateman with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Co-Executors ~~and~~ xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx respectively of the Estate of Carlton Averitt, deceased, the within named bargainor, a ~~xxxxxxxxxx~~ corporation, and that they as such Co-Executors ~~xxxxxxxxxxxxxxxxxx~~ being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing ~~the name of the corporation~~ ~~xxxxxxxxxxxxxxxxxxxx~~ by ~~the said~~ ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ as such Co-Executors and attesting the same by ~~the said~~ ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ as such Co-Executors.

Witness my hand and seal, at office in /, Tennessee, this 15th day of December, 19 82.

Gallum G. Smith Notary Public

Commission expires July 24, 1985

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 11,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Clayton W. Proctor
CLAYTON W. PROCTOR

Sworn to and subscribed before me
this 20th day of December, 1982.

My commission expires July 21, 1984 Notary Public Cindy L. Bartlett

This instrument was prepared by:

Dale L. Stegall, Harwell Barr Martin & Sloan, 170-172 Second Avenue North, Nashville, Tennessee 37201
Name Address

WARRANTY DEED

FROM

ELIZABETH B. AVERITT, et al

TO

CLAYTON W. PROCTOR, et ux.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

EXHIBIT "A"

Restrictions and Covenants

1. No mobile homes permitted even if used temporarily while constructing a permanent house.

2. House to contain not less than 1,400 square feet of living area.

3. Houses to be constructed of brick or stone or an approved combination of these.

4. No poultry or swine permitted.

5. Houses must be set back 60 feet from road and must be at lease 20 feet from lot sidelines.

6. Detached garages must be at least 30 feet from rear of house.

7. Barns to be at least 300 feet from rear of house.

8. No resubdivision of tracts of five acres or less.

9. Only one family or duplex houses permitted. Duplex if side-by-side must contain 2,200 square feet.

10. No garages for public use to be maintained nor the storing of old or junk cars.

RUSH

H 2 2 5 6 1

IDENTIF. REFERENCE

DEC 21 3 37 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6752 12/21 39.12 GREEN

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

RECEIVED OF _____

FOR BOOK 5980 PAGE 752

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
			11000.00- CO	
			20.60 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	33.10-
6762A	12/21/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 2 5 6 1

IDENTIF. REFERENCE

DEC 21 3 37 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 916990