This instrument prepared by:
Milton W. Smith, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

WARRANTY DEED

BOOK 6031 PAGE 54

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Paul E. Cook		Map 132-10
(NAME) 4936 Hillsboro Rd	(Same) (NAME)	Parcel 66
(STREET ADDRESS OR ROUTE NUMBER) Franklin, TN. 37064	(STREET ADDRESS)	OH-06386
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged.

Estes-Taylor Company, Inc., hereinafter called Grantor,

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

Paul E. Cook, unmarried, hereinafter called Grantee, his

~~successors~~, *heirs and assigns,*

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

Being Lot No. 3 on the Plan of Curtiswood Estates II of record in Book 5200, page 371, Register's Office for said County, to which plan reference is here made for a more complete description.

Being the same property conveyed to Grantor by deed from Thomas L. Ritter and wife, Charlotte C. Ritter, of record in Book 5862, page 453, said Register's Office.

This conveyance is subject to clearance permit to Southern Bell Telephone in Book 2499, page 306, said Register's Office, to ~~restrictions of record in Book 5050, page 952,~~ and plan of record in Book 5200, page 371, said Register's Office, and other restrictions.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 30th day of June 19 83

My commission expires: June 23, 1984 (Affix Seal)

Affiant

Notary Public

This is unimproved (XX) improved ( ) property, known as 4424 Curtiswood Circle, Nashville, TN. 37220
(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

Grantee, his

~~successors~~, *heirs and assigns forever.* It *covenant 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 as stated herein and for 1983 taxes which have been prorated.

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

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness its *hand* *this* 30th *day of* June, 1983, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Estes-Taylor Company, Inc.

ATTEST: Patricia A. Tucker
Patricia A. Tucker, Secretary

By: J. Frank Estes
J. Frank Estes, President

[redacted] [redacted]

OFFICIAL RECEIPT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6031 PAGE 55

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, the undersigned *, a Notary Public of the State and County aforesaid, personally appeared* J. Frank Estes and Patricia A. Tucker *with whom I am personally acquainted, and who, upon oath, acknowledged* them *self to be* President and Secretary *of the* Estes-Taylor Company, Inc. *the within named bargainor, a corporation, and that* they *as such* President and Secretary *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* them *self as* President and Secretary.

Witness my hand and seal, at office in Nashville, Tennessee *this* 30th *day of* June *, 19* 83.

Notary Public

Commission expires Jan 22, 1984

WARRANTY DEED

FROM

TO

Compliments of

COLONIAL TITLE COMPANY
Suite 221, Continental Plaza
4301 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

OFFICIAL RECEIPT

RESTRICTIVE COVENANTS

for

BOOK 6031 PAGE 56

CURTISWOOD ESTATES II
(Lots 1,2 and 3 only)

The following restrictions apply only to lots numbered 1,2, and 3 as shown on the Plat of Curtiswood Estates II, City of Oak Hill which appears of record in Book 5200, Page 371, Registers Office of Davidson County.

These restrictive covenants shall run with the land, and shall be binding on all parties now owning any of the said lots, their successors, heirs, or assigns, and all persons holding them until January 1, 2012.

1. No shop, store, factory, or business house of any kind shall be erected or maintained on any of this property.

2. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on property shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.

3. Nothing in paragraphs # 1 and # 2 shall preclude the use of trailers, or temporary buildings used during construction of residences.

4. Nothing shall be permitted on any of the property that may be or become a nuisance to the neighborhood, nor shall anything be done or permitted on the property that shall be or become noxious or offensive to the neighborhood, or dangerous to health.

5. Vegetable gardens, laundry yards, incinerators, and the like must be located to conform to general landscaping of each lot, and screened from view by hedges or other type of shrubbery or evergreens, but this shall not be construed to permit these or any other activities to be conducted on a commerical basis.

6. No horses, ponies, cows, swine or other animals, except domestic pets shall be permitted on the property, but vicious or offensvie pets shall not be permitted to run at large, or to become a nuisance or disturbance to the neighborhood.

7. Permanent easements and right-of-ways are reserved over the rear or side of lots for installation and maintenance of public utilities, as shown and set out on the recorded Plat of Subdivision.

8. Any dwelling constructed on these lots must contain not less than 2200 square feet devoted to living space exclusive of garages, porches, patios, or carports. A two-story dwelling or a story and a half dwelling shall contain not less than 1400 square feet on main floor living level and a total of 2400 square feet for both living levels.

9. No duplex or multi-family dwelling shall be permitted to be constructed on the property.

BOOK 6031 PAGE 57

10. It shall be the purpose and intent of these restrictions to permit dwellings of good architectural design, workmanship and materials, and the Plans and Specifications for the erection or alterations of any building, fence, wall, or other structure must be approved in writing by Estes-Taylor Company, a Tennessee Corporation with principle office and place of business at 2309 Crestmoor Road, Nashville, Tennessee, prior to the time any such work is begun. The Plans submitted must show the nature, kind shape, height, materials, floor plans and location of such structure, and be accompanied by diagram of lot setting for the exact location of all proposed structures whatsoever. Estes-Taylor Company, in its sole discretion shall have the right to refuse Plans which are not deemed by it as suitable or desirable. No structures, temporary or otherwise, shall be moved onto any lot without approval in writing by Estes-Taylor Company.

11. In the event Estes-Taylor Company fails or refuses to approve or disapprove such Plans submitted to it within thirty (30) days after receipt of such Plans, such failure or refusal to act shall be construed as an approval of the plans submitted.

12. If Estes-Taylor Company surrenders its charter to do business for any reason, than the powers, right and duties herein reserved for Estes-Taylor Company shall automatically apply to the then owners of these lots, as a committee of three. Any subsequent owner shall become a member of the committee of three. The intent and purpose of this paragraph is to place those powers, rights and duties in the hands of the three owners of the lots at all times should Estes-Taylor Company cease to do business.

13. Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

14. If any present or future owner of any of the above land, or their successors, heirs and assigns, shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any other person or persons owning any other lot or any part of the property to prosecute any proceedings, at law or in equity, against the person or persons violating, or attempting to violate such covenants or restrictions, and either prevent him or them from so doing or to recover damages or other dues for such violation.

H 58948

IDENTIF. REFERENCE

JUL 8 9 42 AM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

BOOK 6031 PAGE 58

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
			50000.00- CO	
			130.00 CO TX	
			.50 PRFEE	
			12.00 MOFEE	
			CHECK	142.50-
			0143A07/08/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

R 5 8 9 4 8

IDENTIF. REFERENCE

JUL 8 9 42 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 961927