THIS INSTRUMENT PREPARED BY: BUCHANAN & EDWARDS, Attorneys at Law
271 West Main Street, Hendersonville, TN 37075

Mail

WARRANTY DEED

BOOK 6121 PAGE 936

NEW OWNER(S):

LYMAN THOMAS DAVIS
1101 Gallatin Road, North
Madison, Tennessee 37115

SEND TAX BILLS TO:

SAME

MAP PARCEL NUMBERS:

43-1-29 (lot 6+7)
43-1-34 (lot 10+11+14+15)

Lb

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LENNA MAURICE COLES DAVIS, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said LYMAN THOMAS DAVIS, hereinafter referred to as Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT 1:

LAND in Davidson County, Tennessee, being Lot No. 15 of Block "E" on the Map of East Lawn, as of record in Book 547, pages 153 and 154, Register's Office for said county.

SAID Lot No. 15 fronts 63.5 feet on the westerly side of Circle Drive and runs back between parallel lines 120 feet to a dead line.

BEING the same property conveyed to Lymman Thomas Davis and wife, Lenna Maurice Davis, by deed from William True and wife, Alice D. True, of record in Book 3828, page 487, Register's Office for Davidson County, Tennessee.

LYMAN THOMAS DAVIS and LYMMAN THOMAS DAVIS being one and the same person.

TRACT 2:

BEING Lots Nos. 10 and 11 of Block "E" in Eastlawn Subdivision, as shown on plat of record in Book 547, pages 153 and 154, Register's Office for said county. Subject, however, to the following exceptions, reservations and building restrictions, which form a part of the consideration of this deed:

AT no time shall any part of the said land be used or occupied for the manufacture, brewing, distilling or sale of spirituous or malt liquors; nor shall said land or any part thereof, or any building erected thereon, at any time hereafter be used or occupied as a bond boiling establishment, tannery, slaughter house, glue, soap, candle or gunpower manufacture, or any other dangerous purpose.

THAT no signs for advertising purposes shall be erected thereon.

2148 08/24 9.00- CHECK

THAT all buildings shall be placed and set back not less than 20 feet from the street line, provided the steps, porticos and other projections appurtenant thereto may be within said distance.

THAT there shall not be erected upon any portion of said premises any dwelling costing less than Two Thousand Five Hundred Dollars.

THAT there shall be no violation of the usual nuisance clauses.

BEING the same property conveyed to Lyman Thomas Davis and wife, Lenna Coles Davis, by deed from Mrs. Lena Filson, of record in Book 1584, page 563, Register's Office for Davidson County, Tennessee.

TRACT 3:

LAND in Davidson County, Tennessee, being Lots Nos. 6 and 7 of Block "E" on the Map of Eastlawn, as of record in Book 547, pages 153 and 154, Register's Office for said county.

SAID lots adjoin and front together 100 feet on the east side of Gallatin Pike and run back between parallel lines 120 feet to the west line of Lots Nos. 18 and 19.

BEING the same property conveyed to Lyman T. Davis and wife, Lenna Davis, by deed from W. Y. Moss and wife, Zona B. Moss, of record in Book 3098, page 601, Register's Office for Davidson County, Tennessee.

This is improved (unimproved) property, known as:

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. I covenant that I am 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 of record. I further covenant and bind myself, my heirs 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 my hand this 23rd day of August, 1983, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lenna Maurice Coles Davis

LENNA MAURICE COLES DAVIS

BOOK 6121 PAGE 938

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $ -0- .

Lynman T. Davis
AFFIANT

Subscribed and sworn to before me, this 23rd day of August, 1983.

NOTARY PUBLIC

My Commission Expires: 10-25-86

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LENNA MAURICE COLES DAVIS, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 23rd day of August, 1983.

NOTARY PUBLIC

My Commission Expires: 10-25-86

RONALD BUCHANAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

H6.9117

IDENTIF. REFERENCE

Aug 24 12 08 PM '83

FELIX Z. WILSON CLERK & MASTER
DAVIDSON COUNTY, TN