OFFICIAL RECEIPT

BOOK 6183 PAGE 142

This Instrument Prepared By:
James W. Cameron III
Tune, Entrekin & White
26th Floor
First American Center
Nashville, Tennessee 37238

Mail

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Vannie Kayfes and Ida Bell ~~Silverman,~~	SAME	M124
1618 5th ave. north		P 58
Nashville, Tenn. 37208		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Thousand Five Hundred Dollars ($10,500.00) cash in hand paid, the receipt of which is hereby acknowledged. G. Ward Lovell, Jr. and wife, Caroline T. Lovell have bargained and sold and by these presents do transfer and convey unto the said Vannie Kayfes and Ida Bell Silverman, joint tenants with right of survivorship, their heirs and assigns a certain tract or parcel of land in Davidson and Wilson Counties, Tennessee, described as follows:

> LAND in the 4th Civil District of Davidson County, Tennessee, and the 25th Civil District of Wilson County, Tennessee, according to a survey made by Joe Charles Wilson, Tennessee License Surveyor No. 654, and as drawn by T & H Land Surveyors, and described as follows:
>
> Beginning at a point in the southerly margin of Hobson Pike, said point being 197.53 feet from the most westerly line of the Co-Op Properties, Inc. Farm as measured along the southerly margin of Hobson Pike North 84 degrees 14 minutes East; thence with the southerly margin of Hobson Pike North 84 degrees 14 minutes East 200 feet to a point; thence South 82 degrees 53 minutes West 200 feet; thence North 7 degrees 10 minutes West 1131.35 feet to the point of beginning, containing 5.18 acres, more or less.
>
> Being the same property conveyed to Caroline T. Lovell by deed of record in Book 5624, Page 662, Register's Office for Davidson County, Tennessee and of record in Deed Book 381, Page 396, Register's Office for Wilson County, Tennessee.

The above described tract is also subject to a 300' wide TVA transmission line easement on the northerly part of the tract and to a 10' easement for public utilities along the front of the property.

This property is part of several tracts sold at auction on November 5, 1983, by the Grantors, and the Grantors desire to have certain restrictions apply to all tracts sold at auction, and therefore this property is further subject to the following deed restrictions which shall run with the land for a period of twenty (20) years from November 5, 1983, and shall be binding on and enforceable by the owners and subsequent owners of each tract: (a) no mobile or modular homes or temporary structures will be allowed at any time. (b) all new residences shall be set back from Granny Wright Lane and Hobson Pike at least 100 feet and off any sidelines at least 30 feet and all barns and extra building shall be set behind the residence and also set off any sidelines 50 feet (except existing barn on Tract 2 may stay in its present location and does not have to be moved behind a residence). (c) All tracts are restricted to one residence per tract unless otherwise approved by the proper Health Department and Planning Commission. (d) No junk or litter distracting to the property will be allowed. (e) No swine or fowl shall be kept closer than 20 feet of any county road and no swine or fowl shall be raised commercially. These restrictions were announced and posted at the auction sale.

G. Ward Lovell, Jr. joins in this conveyance to transfer and release any interest he may have as a result of his marriage to Caroline T. Lovell.

5495 11/29 36.80* CHECK

This is unimproved property.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to the said Vannie Kayfes and Ida Bell Silverman, their heirs and assigns forever and the Grantors covenant that they 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 except as set forth herein.

We further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate against the lawful claims of all persons.

IN WITNESS WHEREOF, we, the said G. Ward Lovell, Jr. and wife, Caroline T. Lovell hereunto set our hands at Nashville, Tennessee, this the 22nd day of November, 1983.

G. Ward Lovell Jr.

Caroline T. Lovell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10,500.

James W. Cameron
Affiant

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

Teresa Schmitz
Notary Public

My Commission Expires: 11-1-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, the within named G. Ward Lovell Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he has read the foregoing instrument and has executed same for the purposes contained therein.

Witness my hand and official seal on this the 23rd day of November, 1983.

Teresa Schmitz
NOTARY PUBLIC

My Commission Expires: 11-1-87

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, the within named Caroline T. Lovell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he has read the foregoing instrument and has signed same for the purposes contained therein.

Witness my hand and official seal on this the 23rd day of November, 1983.

Dina Schmitz
NOTARY PUBLIC

My Commission Expires: 11-1-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, the within named _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he has read the foregoing instrument and has executed same for the purposes contained therein.

Witness my hand and official seal on this the _____ day of _____, 1983.

_____
NOTARY PUBLIC

My Commission Expires: _____

H 8 8 7 8 2

IDENTIF. REFERENCE

Nov 29 9 31 AM '83

FELIX ... REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

10500.00- CAMT.
27.30 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 36.80-
5495A11/29/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 8 7 8 2

IDENTIF. REFERENCE

Nov 29 9 31 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 996230