# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jerry W. Kittrell and wife, Valeda Kittrell | Same | Part of Map 50 |
| 1629 Stewarts Ferry Pk. (STREET ADDRESS OR ROUTE NUMBER) | (NAME) | Parcel 104 |
| Hermitage Tn. 37076 (CITY) (STATE) (P. O. ZIP) | (STREET ADDRESS) (CITY) (STATE) (ZIP) | BOOK 6204 PAGE 191 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Clarence W. Cone and wife, Sue Fite Cone

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry W. Kittrell and wife, Valeda Kittrell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN).

The property described in Exhibit A is conveyed subject to the following:

1. Easement 150 feet wide in favor of United States of America, condemned in U.S. District Court, a certified copy being of record in Book 3068, page 480, Register's Office for Davidson County, Tennessee, for right of way for electric power and telephone lines.

2. Mutual grant of 25' roadway easement of record in Book 6199, page 559, said Register's Office, as shown in warranty deed of record in Book 6199, page 554, said Register's Office.

3. A 15' public utility easement and public utility easement of undetermined width as shown on a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054.

4. Restrictions as shown on Exhibit B attached hereto.

5. Utility easement as yet unlocated but not to exceed 20' in width for construction and maintenance of utilities for the benefit of the remaining 16 tracts as shown on a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054, and for the benefit of land owned by C. W. Cone and wife, Sue Fite Cone, their heirs and assigns, and for Television Corporation of Tennessee.

unimproved (X)
This is improved ( ) property, known as (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 successors, assigns 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. Wherever 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 hand s this 21st day of December, 1983.

Clarence W. Cone — Sue Fite Cone

Clarence W. Cone — Sue Fite Cone

2967 12/30/83 CHECK

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence W. Cone and wife, Sue Fite Cone, 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 21 day of Dec., 19 83.

Commission Expires: 7/2/85

Carol K. Rivers
Notary Public

CAROL RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF _____ )

COUNTY OF _____ )

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this ___ day of _____, 19__.

My Commission Expires: _____

Notary Public

**WARRANTY DEED**

FROM
Clarence W. Cone and wife,
Sue Fite Cone

TO
Jerry W. Kittrell and wife,
Valeda Kittrell

RETURN TO:
**Dearborn & Ewing**
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this conveyance is $ 13,200.00

Jerry W. Kittrell

Subscribed and sworn to before me this 28 day of Dec., 19 83.

My Commission Expires: 7/2/85

Carol K. Rivers
Notary Public

CAROL RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described according to a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054, as follows:

Beginning at an iron pin set in the southeasterly boundary line of a tract of land conveyed to J. D. Southerland by deed as of record in Book 2702, Page 70, Register's Office for Davidson County, Tennessee and also being the southwest corner of a tract of land conveyed to C. W. Cone and wife, by deed as of record in Book 1847, Page 522, said Register's Office, thence; N 10° 46' 51" E 525.15 feet to an iron pin; thence N 56° 33' 36" E 725.75 feet to a point in the center of a 50' private drive; thence, southwardly with the center of said drive and a 1000.00 foot radius curve to the left 387.91 feet, said curve has a chord bearing and distance of S 38° 07' 03" E 385.48 feet; thence, leaving said drive S 47° 25' 37" W 947.95 feet to a point on the northerly boundary line of Marie Hudson, Tax Map 50, Parcel 2; thence N 83° 15' 51" W 245.40 feet to the point of beginning and containing 10.00 acres, more or less.

Being part of the same property conveyed to Clarence W. Cone and wife, Sue Fite Cone, by deed from D. O. Holleman and wife, Annie Belle Holleman, of record in Book 1847, page 522, Register's Office for Davidson County, Tennessee.

EXHIBIT B

The property described in Exhibit A is conveyed subject to the following restrictions:

1. No residence shall be constructed with less than 1500 square feet of living area, excluding garages and porches.

2. All residential buildings must have exterior material to grade (no block foundations left exposed).

3. All residential buildings must be set back at least 125 feet from the private easement center line. All detached buildings must be in the rear of dwelling.

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

5. The tracts may be used for residential purposes only.

6. There shall be no commercial poultry or swine feeding on any of tracts.

7. There shall be no storage of junk cars, building materials, or any other offensive or unsightly storage on tracts.

8. These restrictions shall continue in force until the 1st day of January, 1994.

9. Joint easements of ingress and egress and future utility easements will be granted to the purchasers.

The right of enforcement of these restrictions is vested in the owner or owners of tracts 1 through 17 of the unrecorded plat prepared by John D. Spry of Ragan-Smith-Murphy & Assoc., Inc., dated November 18, 1983.

Any owner of any of said tracts, or portions thereof shall have the right to compel compliance with said covenants, restrictions or any of them, or to prevent their violation by suit at law or in equity, for damages or injunctive relief.

These restrictions apply only to the 17 tracts or portions thereof identified on the survey. There is no intention of imposing them on any other land owned by C. W. Cone and Sue Fite Cone or Television Corporation of Tennessee, whether adjoining the 17 tracts or located in the vicinity thereof, there being no general plan of all the remaining land. The sellers expressly reserve the right to restrict in the same or in a different manner or not to restrict at all the remaining land owned by sellers which is not embraced within the above restrictions.

H 9 4 7 2 7

IDENTIF. REFERENCE

DEC 30 11 24 AM '83

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____ BOOK 6204 PAGE 195

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 |
|---|---|---|---|---|

13200.00- CAMT.
34.32 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 46.82-
2967A12/30/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 4 7 2 7.

IDENTIF. REFERENCE

DEC 30 11 24 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 3480