FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,000.00

Lee L. Willett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September 1985

Harvel M Rogers Jr
Notary Public

MY COMMISSION EXPIRES: Nov 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
HARVEL M. ROGERS, JR., 124 South Graycroft Ave., Madison, TN 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee L. Willett, et ux (NAME)	same (NAME)	172 - part of
2813 Lera Jones Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	parcel 30
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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~~ I, Isaac Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee L. Willett, et ux, Vickie D. Willett

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:

A lot of approximately 1.02 acres;

BEGINNING at an iron pin at the southwest corner of the other lot sold to the Willetts by Isaac Smith of even date; North 71°57' east 344.40 feet to an iron pin, thence South 70.00 feet, thence South 47°30' west 329.00 feet, thence 200 feet with the curve of the road extension of Woodland Hills Drive back to the beginning, said curve defined by the following: Δ = 39°30', R = 580.00 feet, T = 208.32 feet, L = 400.00 feet, D = 9.8785°.

This land is subject for twenty-four years from the date of this conveyance to the restrictive covenants as follows:

(1) This lot shall only be used as a Single Family residence.

(2) No building shall be erected other than one that conforms to the zoning regulations of the Metropolitan Government of Nashville and Davidson County Zoning Board.

(3) This lot shall not be subdivided into smaller lots and not more than one residence building may be maintained on the lot at any one time.

(4) No residence shall be erected on the lot which shall not have at least one thousand eight hundred (1,800) square feet of floor space devoted to the living area, with double car garage.

(a) Any residence with a basement shall have a minimum of 1,800 square feet of living area on the main floor, and

(b) Any two story residence with garage or carport attached thereto or in the basement thereof shall have a minimum

of at least 1,200 square feet of living area on the ground floor, and

(c) Any one-and-a-half-story residence with garage or carport attached thereto or in the basement thereof shall have a minimum of 1,200 square feet of living area on the ground floor. All porches, stoops, breezeways, garages, and similar structures shall be in addition to said minimum area.

(5) Any and all carports must be in the rear of and attached to the residence.

(6) No fences shall be erected on any lot in front of the rear line of the house located on said lot.

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(7) All buildings erected shall have masonry, stone or brick or concrete foundation. Concrete foundation must be veneered with a finish material to grade. Material must be stone, brick, wood or stucco.

(8) No objectionable or offensive trade shall be carried on upon the lot, nor shall anything be done thereon which may be or become a nuisance or annoyance to the neighborhood. No swine, horses, sheep, cattle or other farm animals shall be kept on the lot.

(9) No trailer, basement, tent, shack, or barn shall be erected on this lot for residential purposes, either temporary or permanent, and no residence of a temporary character shall be permitted.

(10) No sewage shall be allowed to flow onto the surface of the ground, but shall be disposed of through septic tanks or sewers built in accordance with the regulations of the Health Department of the Metropolitan Government of Nashville and Davidson County, Tennessee.

(11) No signs of any advertising nature shall be permitted on any lot or building except in conformance with the zoning regulations of the Metropolitan Government of Nashville and Davidson County, Tennessee.

(12) Certain easements and rights-of-way are reserved over the rear or side of lots and other strips of land for poles, wires, conduits and public utility purposes.

(13) If the parties hereto, or their successors or assigns, shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for the grantor or any person or persons owning property through the grantor to prosecute any proceedings at law or in equity against the person violating or attempting to violate any such covenants or restrictions for the purpose of preventing him from so doing or to recover damages for any violation including costs and reasonable attorney fees.

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

(15) The foregoing restrictions are hereby declared to be covenants running with the land and shall be binding and obligatory upon all persons who now or who may hereafter own, possess or occupy said property.

BEING a part of the same property conveyed to Isaac Smith, et ux, Hattie Smith, on January 27, 1949, by Jas E. Covington of record in the Registrar's Office for Davidson County, Tennessee in Book 1681, pages 1 and 2.

This is unimproved property located on Woodland Hills Drive, Nashville, Tennessee 37112.

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 I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unemcumbered, unless otherwise herein set out, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to 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 and the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND THIS 12th DAY OF August, 1985.

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Isaac Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named ISAAC SMITH, the Bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within named instrument for the purpose therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this 12th day of August, 1985.

Hazel M Rogers Jr
NOTARY PUBLIC

My commission expires: Nov 1, 1987

38319

IDENTIFICATION REFERENCE

SEP 20 4 23 PM '85

FELIX A. ELLIOTT, 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

7000.00- CAMT.
18.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 27.70-
9148A09/20/85 BAL .00

RECEIFT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38319

IDENTIFICATION REFERENCE

SEP 20 4 23 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 174822

9-23-85

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