STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00 .

BOOK 6815 PAGE 687

John B Blanks
Affiant

Subscribed and affirmed to before me, this the 6th day of February, 1986.

Harvel M Rogers Jr
Notary Public

My commission expires:

Nov 1, 1987
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY
Harvel M. Rogers Jr., Attorney at Law
124 South Graycroft Avenue, Madison, Tennessee 37115

Address New Owner as Follows:	John B. Blanks, et ux 6036 Frontier Lane Nashville, Tennessee 37211
Send Tax Bills To:	SAME
Map-Parcel Numbers	172 -- Part of parcel 30

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, **I, ISAAC SMITH**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN B. BLANKS, ET UX, MARILYN BLANKS**, 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:

BEGINNING at the fence corner being the northwest corner of Isaac Smith's farm, deed of record Book 1681, page 1, Registrar's Office for Davidson County, Tennessee, South 86°44'43"" East 261.70 feet to an iron rod in the fence, thence South 2°04'37" East 366.0 feet to an iron rod in a ditch, thence North 82°01'39" West 277.26 feet to a point, thence South 3°16'59"" West 68.62 feet to a point approximately even with the north side of Frontier Lane, thenceNorth 82°01'39" West 20.07 feet with the northerly edge of Frontier Lane (extended) to an iron pin on the north side of Frontier Lane, thence North 3°16'59" East 68.62 feet to an iron pin, thence North 3°21'31" East 339.96 feet to the beginning.

A perpetual easement (of 20 feet radius) is conveyed to allow a turn to be made from Frontier Lane onto the 20 feet wide drive strip conveyed to grant access to this parcel of land.

[Not under the warranties of this deed, but as an act of quitclaim, the grantor conveys to the grantees any interest that he may have in the narrow strip of land between this ground and the lot presently owned by the grantees at 6036 Frontier Lane.]

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

(1) This lot shall only be used as agricultural land or for up to two Family residences.

(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 more than two lots and not more than one residence building may be maintained on each 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) 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. A horse barn may be built that does not conform to these requirements.

(6) 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, sheep, cattle or other farm animals shall be kept on the lot. Horses may be kept on the lot.

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

(8) 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.

(9) 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.

(10) 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.

(11) 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.

(12) 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 Frontier Lane, Nashville, Tennessee ~~37112~~ 37211.

BOOK 6815 PAGE 689

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 6th DAY OF ~~February~~ MARCH, 1986.

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 6th day of March, 1986.

Harvel M Rogers Jr
NOTARY PUBLIC

My commission expires: Nov 1, 1987.

NOTARY PUBLIC AT LARGE

87008

IDENTIFICATION REFERENCE

MAR 28 1 13 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5815 PAGE 690

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
			250[illegible].00-	CONT.
			65.00	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	74.50-
			7701AC3/28/96 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87008

IDENTIFI REFERENC

MAR 28 | 13 PM '96

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 231911