BOOK 6884 PAGE 77

Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Joseph R. Stewart<br>3302 Curtis Street<br>Nashville, Tenn. 37218 | Same | MAP 11<br>Par 58.1a |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, MORRIS E. AYERS and wife, WILMA SMITH AYERS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said JOSEPH R. STEWART and wife, HELEN M. STEWART, hereinafter referred to as 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 certain tract or parcel of land in the 2nd Civil District of Davidson County, Tennessee, described as Tract No. 3 on a survey by Bruce Rainey & Associates, Surveyors, No. 823, dated April 28, 1986, Job No. 83-047, as follows:
BEGINNING at an iron pin in the easterly margin of Freeman Hollow Road, said point being South 02° 06' 49" East 32.42 feet and continuing North 03° 43' 29" East 67.82 feet from the southwesterly corner of Michael P. Cunningham; thence South 82° 56' 04" East 465.44 feet to an iron pin; thence North 84° 22' 52" East 330.46 feet to an iron pin; thence South 87° 03' 27" East 1,139.26 feet to an iron pin in the line of Edward B. Parker; thence with the line of Parker South 01° 32' 43" West 300.08 feet to an iron pin; thence North 84° 44' 49" West 627.23 feet to an iron pin; thence North 03° 02' 03" West 146.57 feet to an iron pin; thence South 85° 32' 22" West 1,309.91 feet to a point in the easterly margin of Freeman Hollow Road; thence with said margin of said road, North 01° 02' 15" East 10.00 feet to an iron pin; thence North 03° 43' 29" East 272.01 feet to the point of beginning and containing 10.00 acres, more or less.
Being part of the same property conveyed to Morris E. Ayers and wife, Wilma Smith Ayers, by deed from Susie Mai Elliott Wooten, Annie Mai Elliott Scott and Mary Elizabeth Elliott Hastings, of record in Book 4028, page 107, Register's Office, Davidson County, Tennessee.

The following restrictive covenants shall be covenants running with the land and shall be binding upon the Grantees, their heirs, successors and assigns for a period of 25 years from date:

4926

1. The property hereinabove described may be further subdivided into two separate parcels of land, but not further or otherwise and the Grantees, their heirs or assigns may construct one dwelling house on each of the said parcels of land, but not further or otherwise.

2. The property shall be used for residential purposes only.

3. All dwelling houses constructed on the said property shall contain a minimum of 1500 square feet of living area, exclusive of garages, porches and outbuildings. No trailers, mobile homes, modular homes, basement homes or other similar structures shall be located upon or built upon the said property.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows, to-wit:

1. 1986 State and County taxes, which shall be paid in full by the Grantor without proration.

2. Easement for the right of way of Freeman Road and Freeman Hollow Road as specified in Book 4028, page 107, said Register's Office.

3. Easement for right of way granted to Davidson County, Tennessee, of record in Book 2276, page 317 and Book 3459, page 74, said Register's Office.

And We, the GRANTORS, do further covenant and bind ourselves, our, heirs 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.

WITNESS our hands on this the 2nd day of May, 1986.

Morris E. Ayers
MORRIS E. AYERS, Grantor

Joseph R. Stewart
JOSEPH R. STEWART, Grantee

Wilma Smith Ayers
WILMA SMITH AYERS, Grantor

Helen M. Stewart
HELEN M. STEWART, Grantee

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 MORRIS E. AYERS and wife, WILMA SMITH AYERS, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 2nd day of May, 1986.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

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 JOSEPH R. STEWART and wife, HELEN M. STEWART, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 2nd day of May, 1986.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $33,000.00.

Joseph R. Stewart
Affiant

Sworn to and subscribed before me, this the 2nd day of May, 1986.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

09504

IDENTIFI REFERENCE

JUN 11 2 11 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 _____

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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 |
|---|---|---|---|---|
| | | | 33000.00- CAMT. | |
| | | | 85.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK | 95.30- |
| 4326A | 06/11/86 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09504

IDENTIFICATION REFERENCE

JUN 11 2 11 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 257932