PREPARED BY & RETURN TO:
WALT, DYER & JAMES, ATTYS.
ONE BURTON HILLS BLVD., SUITE 130
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN & BIRD
Attorneys at Law
300 James Robertson Parkway
Nashville, Tennessee 37201

FROM: Ruby Mae Williams, ("GRANTORS")
Margaret Hall,
James E. Sims and
Dorothy Sims Wimer
811 Brooks Avenue
Nashville, Tennessee 37115

BOOK 7205 PAGE 594

TO: Joseph Ray Sosh ("GRANTEE")

ADDRESS NEW OWNER:
Joseph R. Sosh
416 Dupont Street
Madison, TN 37115

SEND TAX BILLS TO:
Mortgagee

MAP & PARCEL NO.:
043-09-0-332

MORTGAGEE:
Leader Federal
Mortgage Co., Inc.
P. O. Box 275
Memphis, TN 38101-0275

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Fifty-Nine Thousand, Five Hundred Dollars ($59,500.00) cash in hand paid by Joseph Ray Sosh, the receipt and sufficiency of which is hereby acknowledged, we, Ruby Mae Williams, unmarried, Margaret Hall, James E. Sims, and Dorothy Sims Wimer, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said Joseph Ray Sosh, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 3 of a block "K" on the map of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for said County.
Said Lot No. 3 adjoins and fronts 100 feet on the southerly side of Dupont Ave. and runs back between parallel lines 165 1/2 feet to a dead line.

Being the same property conveyed to Robert E. McNiel and wife, Louise McNiel, by Deed from Gladys Pope Carver and husband, of record in Book 1300, Page 281, said Register's Office.
Restrictive covenants contained in the Deed from Albert Duling, Trustee, to Jennifer Dean Opie, dated May 25, 1938, of record in Book 1046, Page 473, said Register's Office as follows:
That the said property shall not be sold, leased or rented to any negro or person of African descent. No residence shall be erected within 25 feet of the front line of said property. The said subdivision of which the above described property is a part and parcel thereof is restricted to residence purposes only, excepting lots fronting on Gallatin Road or Anderson Lane, upon which either residences or business stores may be constructed. Businesses or residences erected upon said property shall contain not less than 450 square feet of floor space and no sheet metal or corrugated iron shall be used in the construction thereof. It is expressly understood that any buiding erected upon said property shall be completely finished on the exterior in brick, stucco or siding. If siding, it shall be painted with not less than two coats or paint before being occupied. No outside toilet may be erected on the

property. Plans for any building to be constructed on said property costing less than $1,000.00 must be approved by the seller or the seller's architect.

The foregoing stipulations, covenants and conditions are and shall be binding upon the Grantee, his heirs, devisees, successors and assigns, and it shall be agreed that each and all of said stipulations, covenants and conditions shall attach to and run with the land and shall be binding and obligatory upon each and every purchaser who may now or hereafter own, possess or occupy or use said premises or any part thereof. Also any building or structure thereon under any tenure whatsoever for a period of 50 years from the date hereof.

(Affects Lot No. 3, Block K, Woodlawn Estates, of record in Book 843, Page 82, Register's Office for said County,)

Restrictive covenants contained in the Deed from Albert Duling, Trustee, to Galdys Pope, dated December 11, 1953, or record in Book 1025, Page 623, Register's Office for Davidson County, Tennessee, which affect Lot No. 2, Block K, Woodlawn Estates, of record in Book 843, Page 82, said Register's Office, and which are the same as above, except that the following provision is contained therein:

"An easement of 6 feet is hereby reserved on the rear of each lot as shown on said Plat recorded, for light poles, water and public utilities:

Being the same property conveyed to James F. Sims and wife, Velma Sims, by deed from Robert E. McNiel and wife, Louise McNiel of record in Book 1383, Page 447, Register's Office for Davidson County, Tennessee.

The said James F. Sims and wife, Velma Sims, are now deceased and title is vested in GRANTORS pursuant to the terms of the Last Will and Testament of James F. Sims of record in Will Book 157, Page 402, Probate Court Clerk's Office for Davidson County, Tennessee and by Affidavit of Heirship and Indemnity Agreement of record in Book 7130, Page 125, and corrected in Book _____, Page _____, said Register's Office.

This is improved property known as 416 Dupont Street, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph Ray Sosh, his heirs and assigns, forever.

And we do covenant with the said Joseph Ray Sosh, 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.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Joseph Ray Sosh, his heirs and assigns against the lawful claims for all persons whomsoever.

Bobby Hall, spouse of Margaret Hall, and Shirley Sims, spouse of James E. Sims, join in this conveyance for the purpose of transferring to GRANTEE any and all marital right, title and interest they may have in and to the property, but not further or otherwise.

WITNESS our hands this 8th day of April, 1987.

Ruby Mae Williams

Ruby Mae Williams

Margaret Hall

Margaret Hall

Bobby Hall

Bobby Hall

James E. Sims

James E. Sims

Shirley Sims

Shirley Sims

Dorothy Sims Wimer

Dorothy Sims Wimer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Rhonda Sutton, a Notary Public in and for said County and State, the within named Ruby Mae Williams, unmarried, with whom I am pesonally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of April, 1987.

NOTARY PUBLIC

My Commission Expires: 3-11-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said County and State, the within named Margaret Hall, and husband, Bobby Hall, with whom I am pesonally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of April, 1987.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 3-11-91

BOOK 7205 PG 597

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Caruthers, a Notary Public in and for said County and State, the within named James E. Sims and wife, Shirley Sims, with whom I am pesonally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of April, 1987.

Ruth Anne Caruthers
NOTARY PUBLIC

My Commission Expires: 3-11-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Caruthers, a Notary Public in and for said County and State, the within named Dorothy Sims Wimer, unmarried, with whom I am pesonally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of April, 1987.

Ruth Anne Caruthers
NOTARY PUBLIC

My Commission Expires: 3-11-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 59,500.00.

Affiant

Subscribed and sworn to before me, this the _____ day of _____, 1987.

Notary Public

my commission expires: 3/11/91

1573.1.

IDENTIFICATION REFERENCE

APR 16 1 40 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7205 PAGE 598

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

[illegible] SAMT.
[illegible] STAX
.50 PREC
[illegible] TREC
VE 18.50- TREC
12.50 MTG
CHECK 179.10-
[illegible]04/16/07 PAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

157.31

IDENTIFICATION REFERENCE

APR 16 1 41 PM '07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 70266