BOOK 7298 PAGE 697 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $27,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF July 1987

Notary Public

MY COMMISSION EXPIRES: 3-11-1988

(AFFIX SEAL)

Mortgagee: None

THIS INSTRUMENT WAS PREPARED BY

Harold E. Collins, Attorney, 4800 Charlotte Ave., Nashville, TN 37209

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Horace Kevin Nethery (NAME)	Same (NAME)	Map 89
6431 Lansing Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 48
Nashville, TN 37209 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	8D 65205

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, Gregory A. Phillips and wife, Karen R. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Horace Kevin Nethery

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:

LAND located in the 8th Civil District of Davidson County, Tennessee, and being a portion of the C. B. Phillips Division as of record in Plat Book 5800, page 372, R.O.D.C., Tennessee, being subdivision no. 83-428-G according to a survey of Perry A. Chapdelaine, Jr. of August 17, 1983, as follows:

TRACT No. 4 of the C. B. Phillips Division as of record in Plat Book 5800, page 372, R.O.D.C., Tennessee, to which reference is hereby made for a more complete description, containing 3 acres, more or less.

BEING the same property conveyed to Gregory A. Phillips and wife, Karen R. Phillips, by deed from Claudie B. Phillips and wife, Carol N. Phillips, of record in Book 6248, page 205, said Register's office.

This conveyance is subject to restrictive covenants recorded herewith, attached and made a part of this instrument, and identified as Exhibit "A".

1987 Property Taxes prorated and assumed by Buyer

46347

IDENTIFICATION REFERENCE

Jul 16 12 57 PM '87

RUSH

Improved X Unimproved This is property known as Lakeview Drive, Nashville, TN 37209

(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 thereunto belonging, unto 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; that the same is free from all encumbrances, and that we will forever warrant and 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 15th day of July, 1987

Gregory A. Phillips
GREGORY A. PHILLIPS

Karen R. Phillips
KAREN R. PHILLIPS

BOOK 7298 PAGE 698

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory A. Phillips and wife, Karen R. Phillips,

the bargainor s, with whom I am personally 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 Nashville, Tennessee, this 15th day of July, 19 87

Commission Expires 3-11-90

Harold E Collins
Notary Public

HAROLD E. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

GREGORY A. PHILLIPS, et ux

TO

HORACE KEVIN NETHERY

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

EXHIBIT "A"

RESTRICTIVE COVENANTS TO BE INCORPORATED IN DEED FROM GREGORY A. PHILLIPS, ET UX, TO HORACE KEVIN NETHERY BEING TRACT NO. 4 IN C. B. PHILLIPS DIVISION, AS OF RECORD IN BOOK 5800, PAGE 372, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

1. No buildings or other improvements of any kind shall be erected upon or moved onto said property to be used otherwise than as a one family dwelling house, or improvement in connection therewith, and no such building shall be used as an apartment, shop, store or place of business of any kind, or as a hospital, asylum or similar institution, or as a place of public gathering.

2. There shall not be erected on any tract sold off out of the above described property a dwelling house unless it meets the following requirements: It shall be of at least 50% brick or stone construction. There shall not be erected on any tract a dwelling house unless it meets the following minimum requirements: The ground floor area of the main structure, exclusive of porches and garages, shall have not less then 1600 square feet for a one-story structure, nor less than 1200 square feet for a one and one-half or two-story structure. All porches, breezeways, garages, carports, etc., shall be in addition to and not included in, the minimum square footage stated above.

3. Garages must be attached to main dwelling .

4. Outbuildings may be constructed, provided they are built to the rear of the main dwelling and located as near to the center of the rear of the main dwelling as possible, and provided they are constructed out of brick, stone, or dressed upon lumber, and are kept well painted.

5. No trailers or busses may be moved onto any of the property to be used as outbuildings or dwellings.

6. No portion of any building on any tract of land fronting on the lower margin of Lakeview Drive shall be closer than 40 feet to said margin, and no building shall be constructed closer than 20 feet to any side line.

No pigs, hogs or swine shall be allowed on any tract of land in this area.

Only one dwelling house may be constructed on any tract sold out of this acreage and no tract sold off out of this acreage shall be subdivided, altered or changed, to produce less area than that as it is when it is originally sold off, unless a public sewer system is made available and a plat of resubdivision approved by the Davidson County Planning Commission is placed of record.

The provisions of this instrument and all restrictive covenants herein contained shall continue in full force and effect until June 29, 1997.

EXHIBIT "A"

7. No clotheslines shall be erected on any tract of this property, unless it is located to the rear of the dwelling house; all fences must be well constructed; and there shall not be permitted any outside toilets located on any of this property.

8. No nuisance of any kind shall be permitted or maintained on the premises nor any use thereof made or permitted which shall be noxious or dangerous to health. No sewerage from any premises shall be allowed to enter into any of the existing creeks or branches or shall be allowed to flow on the surface of the ground, and all sewerage shall be properly disposed of through a septic tank or similar receptable constructed in accordance with the latest types approved by County and other appropriate public health officials.

9. All of the restrictions and provisions herein contained shall be deemed to be covenants running with the land to which they apply, as set out herein, and shall be binding upon, and for the benefit of, the purchasers and owners of the lots on said above described tract, their respective heirs, successors, administrators and assigns, and may be enforced by all or any of the owners of property in said acreage tract, and the failure to enforce these restrictions because of any one violation shall not be deemed a waiver of such right as to a subsequent or other violation, such right being a continuing one.

10. Prior to the installation of any driveway, pipe or culvert adjoining any road laid out in the above described property, the owner thereof must contact the Davidson County Highway Department and have it installed according to their direction and specifications.

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

RECEIVED OF _____

FOR _____

BOOK 7298 PAGE 701

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
			27750.00- CAMT.	
			77.56 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	90.06-
0533A07716/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46347

IDENTIFICATION REFERENCE

Jul 16 12 54 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 104687