Bk 23

Address New Owner:	Send Tax Bills To:	Map/Parcel
Charles S. Brown, Jr., etux	Same	Map 174
308 Raywood Ct.		Par 130
Nashville, Tn. 37211		5D-36933

WARRANTY DEED BOOK 7332 PAGE 453

FOR AND IN CONSIDERATION 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, ERIC E. DAVIS, an unmarried man, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said CHARLES S. BROWN, JR. and wife, BRENDA D. BROWN, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in the 5th Civil District of Davidson County, Tennessee, shown as Tract No. 3 on a survey by J. Bruce Rainey, Surveyor No. 823, dated April 23, 1980 (also June 9, 1980) of a portion of the lands of Minna Ethel Culbertson composed of Lots Nos. 1, 2 and 3, containing 26-1/4 acres each, in the North Division of the lands of Stephen H. Ham, a plan of which is recorded in Minute Book X, Page 284, of the Circuit Court for said County, 13 acres of Lot No. 2 in the South Division of the lands of Stephen H. Ham, recorded in Minute Book X, Page 284, of the Circuit Court for said County, and 22 acres and 46 poles of the Samuel Kimbro tract of land, and described according to said survey as follows:

Beginning at an iron pin on the easterly margin of Preston Road (25 feet East of the centerline), said point of beginning also being 1004.33 feet South of the intersection of the margins of the said Preston Road and Old Franklin Road; thence leaving the margin of said Preston Road S 82 degrees 39 minutes 15 seconds East 1275.56 feet to an iron pin in the original easterly line of the Culbertson property; thence with the original Culbertson easterly line S 04 degrees 57 minutes 03 seconds W 205.0 feet to an iron pin; thence leaving the Culbertson original line and severing the Culbertson land N 82 degrees 39 minutes 11 seconds W 1275.08 feet to an iron pin on the East margin of the said Preston Road; thence with the margin of said Road N 04 degrees 49 minutes 05 seconds East 205.00 feet to the point of beginning, containing 6.00 acres, more or less.

Being the same property conveyed to Eric E. Davis and wife, Nancy L. Davis, by deed from Lillian Culbertson Brent, of record in Book 5629, Page 555, also being the same property, title which was vested in Eric E. Davis by Quitclaim Deed from Nancy L. Davis of record in Book 7317, page 370, Register's Office for Davidson County, Tennessee.

THE FOLLOWING RESTRICTIONS SHALL BE A COVENANT RUNNING WITH THE LAND FOR A PERIOD OF 20 YEARS FROM THE DATE OF THIS DEED:

1. All barns and related type buildings must be set back 200 feet or more from Preston Road. Houses not included in this setback restriction.
2. No trailer or mobil home, basement house, garage, barn or other building may be used as temporary or permanent living quarters.
3. No swine or commercial poultry may be kept on property.
4. No storage of junk cars, storage of building materials or any other offensive or unsightly storage may be placed on tracts.

The right of enforcement of these restrictive covenants is vested in the owner or assigns of Tracts 1 through 9 of unrecorded Plat prepared by J. Bruce Rainey, Surveyor, dated June 9, 1980, same being a plat of the Southerly portion of the Lillian Culbertson Brent property. Any such owner of any of said Tracts shall have the right at any time to compel compliance with said covenants, or any of them, or to prevent the violation of any of them, by the institution of an action at law or a suit in equity for injunctive or other relief.

By the creation of the above restrictions there is no intention of imposing them on any other land owned by Lillian Culbertson Brent, whether adjoining said southerly portion of her property or located in the vicinity thereof, there being no general plan

of development of all of his land, and she does expressly reserve the right to restrict in the same or in a different manner or not to restrict at all the land owned by her which is not embraced within the above restrictions.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

The Contract of Sale survives the Closing.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said CHARLES S. BROWN, JR., and wife, BRENDA D. BROWN, their heirs and assigns, forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 hands on this 20th day of August, 1987.

Eric E. Davis

ERIC E. DAVIS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $35,800.00.

Charles S. Brown Jr.

AFFIANT

Sworn to and subscribed before me this 20th day of August, 1987.

Tom G. Coleman

NOTARY PUBLIC

My commission expires: 4-17-88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric E. Davis, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of August, 1987.

David Coleman

NOTARY PUBLIC

My commission expires: 5/17/89.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF WILLIAMSON COUNTY, TENNESSEE
AUG 24 8 19 AM '87

IDENTIFICATION REFERENCE

58289

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7332 PAGE 455

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

3500.00- CO FEE
105.25 CO TAX
.50 PROBATE
6.00 MORTGAGE
CHECK No. 74
4468A08/24/87 BL .75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 8 2 8 9

IDENTIFICATION REFERENCE

Aug 24 8 19 AM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 08319