Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM

Caesar Urrutia and wife
~~Christine M. Urrutia~~

TO Jack J. Green, Trustee

FROM

BOOK 7387 PAGE 575

Jack J. Green, Trustee

AND

TO

Caesar E. Urrutia and wife
Christine M. Urrutia

# QUITCLAIM DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Caesar E. Urrutia (NAME) | Same (NAME) | Map 111 |
| 4001 Anderson R. J-19 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Pt. Par 1 |
| Nashville, Tn. 37217 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

THIS INSTRUMENT WAS PREPARED BY

JACK GREEN, Attorney at Law
141 Thompson Lane
Nashville, TN. 37211

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ None

Caesar E. Urrutia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 1987.

Notary Public

MY ~~COMMISSION~~ EXPIRES: 1989

(~~AFFIX SEAL~~)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a deed supporting the land herein described from other acerage

We, Caesar E. Urrutia and wife, Christine M. Urrutia

by these presents do hereby quitclaim and convey unto JACK GREEN, TRUSTEE, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

FOR COMPLETE LEGAL DESCRIPTION SEE ATTACHED COPY OF SAME BY ROBERT E. FRANCIS, REGISTERED LAND SURVEYOR

RECEIVED
OCT 27 9 19 AM '87
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 7.7.2 0 6.

This is ~~unimproved~~ ( ) improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said JACK GREEN, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto CAESAR E. URRUTIA and wife Christine M. Urrutia

their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24th day of October, 1987.

Caesar E. Urrutia

Christine M. Urrutia

Jack Green
Trustee.

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, Caesar E. Urrutia and wife, Christine M. Urrutia the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of October, 1987.

Peggy M. Barnett
Notary Public.

My commission expires: 9-11-90

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 Jack Green, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of October, 1987.

Peggy M. Barnett
Notary Public.

My commission expires: 9-11-90

PROPERTY SURVEY
Tract #3
Part of Deed Book 866, page 253

Located in the 2nd. Civil District of Davidson County, Tennessee. Bounded on the south by Stewarts Ferry Pike; on the west by tract #2 of this survey; on the north by U.S. Government Property, J. Percy Priest Lake Tract #517; and on the east by tract #4 of this survey:

Beginning on a nail in the centerline of Stewarts Ferry Pike, the SW corner of this tract and the SE corner of tract #2; thence leaving the road N10°10'21"E 1120.40' with the east line of tract #2 to an iron pin in the U.S. Government property line, the NE corner of tract #2 and the NW corner of this tract; thence S76°45'20"E 204.89' with the U.S. Government line to an iron pin, the NE corner of this tract and the NW corner of tract #4; thence S10°12'36"W 1093.32' to a nail in the centerline of Stewarts Ferry Pike, the SE corner of this tract and the SW corner of Tract #4, thence with the centerline of said road N88°27'55"W 38.72' to a nail, thence continuing with the centerline of the road N83°22'50"W 165.92' to a nail, the point of beginning and containing 5.19 acres, more or less. This tract is subject to a 16.5' road R.O.W. easement adjacent to and parallel with the centerline of Stewarts Ferry Pike.

CERTIFICATE OF ACCURACY
I hereby certify that this is a true and accurate survey to the best of my knowledge and ability.
Date 11-5 1956
Robert E. Francis
ROBERT E. FRANCIS
Registered Land Surveyor #669

BEING part of the same property conveyed to Christine M. Urrutia and Husband, by Deed from Jack J. Green, Trustee of record in Book 7067, Page 671, Register's Office for Davidson County, Tenn. See Deed from Lavenia Henry of record in Book 6929, Page 443, said Register's Office.

RESTRICTIVE COVENANTS BOOK 7387 PAGE 578

In consideration of the premises and the mutual benefits to the Sellers and Buyers of said land, the following Restrictive Covenants are hereby agreed upon and shall be covenants running with the land and shall be binding upon the undersigned, and all subsequent owners thereof in any capacity whatsoever.

1. No lot shall be used except for residential purposes and only one dwelling is allowed on each tract.

2. Front of house must be a minimum of 150 feet from the front line of the land as measured from the iron pin in said front line.

3. One story dwelling to be a minimum of 1650 square feet of heated living area excluding carports, breezeways and garages. Two story dwellings to be a minimum of 2050 square feet excluding carports, breezeways and garages.

4. All dwellings to be at least seventy-five (75%) per cent brick.

5. No building shall be located nearer than 40 feet to an interior lot line. No dwelling shall be located on any interior lot nearer than 20 feet to the rear lot line.

6. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No structure of a temporary character, trailer, basement, tent, shack, garage barn or other outbuilding shall be used at any time on any lot as a residence either temporarily or permanently on any lot. No junked automobiles may be maintained on any lot.

7. No multi-family dwelling can be erected on the land described in deed.

8. No building shall be built on any lot unless it shall conform to and be in harmony with existing structures in the tract.

9. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats, horses or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

10. No tract shall be subdivided so as to produce less area in order to build another dwelling.

11. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them, their heirs and assigns, for a period of twenty (20) years from the date these covenants are recorded.

12. If the owners of any lot or combination of lots in said section of said sub division, their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions set out herein during any period in which they are enforced, it shall be lawful for any other person or persons owning any other lot or lots therein to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate such covenants or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violations.

13. Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the provisions which shall remain in full force and effect.

14. Any detached out building must be of wood or brick construction and maintained in a good appearance at all times.