Box 37
(JDH)

BOOK 7463 PAGE 597

| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Michael S. Goins, Et ux<br>1325 School Lane<br>Nashville, TN 37217 | Michael S. Goins<br>1325 School Lane<br>Nashville, TN 37217 | Map: 111<br>Parcel: 27 |

This instrument prepared by: Boult, Cummings, Conners & Berry (JEM)
P.O. Box 198062, Nashville, Tennessee 37219

## CORRECTED WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Caesar E. Urrutia and wife, Christine M. Urrutia ("Grantors") have bargained and sold, and hereby transfer and convey to Michael S. Goins and wife, Gloria J. Goins ("Grantees"), their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year and 1987 taxes, which have been prorated between the parties and assumed by Grantee.

2. For Restrictive Covenants applicable to the Property see Exhibit B attached hereto and incorporated herein.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons.

This Deed is being executed to correct Grantees' name and to give a more complete and accurate description of the Property conveyed by Warranty Deed of record in Book 7294, page 487, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ None .

Affiant

Subscribed and sworn to before me this 4TH day of February, 1988.

Notary Public
My Commission Expires: May 6, 1991

Executed this 29th day of January, 1988.

Caesar E. Urrutia

Caesar E. Urrutia

Christine M. Urrutia

This is unimproved property.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Martha Child, Notary Public, Caesar E. Urrutia, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29 day of January, 1988.

Martha Child
Notary Public
My Commission Expires: 5-13-89

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Martha Child, Notary Public, Christine M. Urrutia, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29 day of January, 1988.

Martha Child
Notary Public
My Commission Expires: 5-13-89

EXHIBIT A

Tract 6 according to the survey of Robert E. Francis of Murfreesboro, Tennessee, property survey of the Caesar Urrutia, et ux., dated 8/9/86.

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Beginning at a concrete monument set in a common line to lands formerly owned by John S. Jenkins (heirs) and M. A. Henry and wife, Lavenia Henry; the coordinates of said monument are X=1,837,962.98, Y=633,652.88 and is approximately 1,133.37 feet north of the centerline of Stewarts Ferry Pike at an angle of 10° 11' 15" East, also being the southwest corner of the property conveyed to the United States of America by Deed of record in Book 3846, page 220, known as Tract No. 517 in the U. S. Army Corps of Engineers J. Percy Priest Dam and Reservoir Project, situated in the Fourth Civil District of Davidson County, Tennessee; thence south 76° 45' 20" East, 1009.78 feet to the true point of beginning said point being the northwest corner of tract 6 of the above-referenced survey; thence south 05° 22' 13" West, along the dividing lines of tracts 5 and 6 1001.23 feet to the centerline of Stewarts Ferry Pike; thence southwardly along the centerline of Stewarts Ferry Pike south 88° 27' 55" East, 200 feet to a point; thence northwardly along the dividing lines of tracts 6 and 7 north 07° 48' 10" East, 1066.14 feet to a point in the south line of the above referenced tract 517, thence south 55° 16' 04" West, 148.26 feet to a set iron pin; thence north 76° 45' 20" West, 132.65 feet to the true point of beginning, containing 5.07 acres.

Being part of the same property conveyed to Christine M. Urrutia by deed from Lavenia Henry, of record in Book 6929, page 443, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Christine M. Urritia and husband, Caesar E. Urrutia by deed from Jack J. Green, Trustee of record in Book 7067, page 671, Register's Office for Davidson County, Tennessee.

EXHIBIT B

RESTRICTIVE COVENANTS

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. (pin set 25 feet off centerline of Stewarts Ferry Pike as shown on survey by Robert E. Francis)

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%) percent brick.

5. No dwelling 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 junk 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 and the tract.

9. No animals, livestock, or poultry of any kind shall be raised, bread or kept on any lot except that dogs, cats, horses or other household pets may be kept provided that they are not kept, bread 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 bind 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 subdivision, 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 in force, 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. In validation of any of these covenants by judgment or court order shall in no wise effect any of the provisions which shall remain in full force and effect.

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



0286U

IDENTIFICATION REFERENCE

FEB 4 3 42 PM '88

DAVIDSON COUNTY, TN

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