WARRANTY DEED BOOK 7601 PAGE 907

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
175 East Main Street
Metro Federal Savings Bank Bldg.
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $48,900.00

Doris J. Hardy
Affiant

SWORN to and subscribed before me on this the 15 day of July, 1988.

Curtis M. Lincoln
NOTARY PUBLIC

My Commission Expires: 8-12-89

MORTGAGEE:

CITYFED FEDERAL SAVINGS BANK
% Kissell Servicing Center
Pittsburgh, PA 15269

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Ms. Doris J. Hardy	Cityfed	43-9
210 Wiley Street	at above address 8018 07/18/88 01:03 CHECK 167.87	
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **NEVIN H. DOWNS and wife, MYRTIANNE DOWNS,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **DORIS J. HARDY,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND located in Davidson County, Tennessee and being Lots No. 48 on the Plan of Overlook Estates, Block "A", of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to NEVIN H. DOWNS and wife, MYRTIANNE P. DOWNS by Quitclaim Deed from DAVID L. KELLEY and wife, LINDA N. KELLEY of record in Book 6621, Page 268, Register's Office for Davidson County, TN.

As part of the consideration for this conveyance, the Grantees assume and agree to pay the balance owing on a note in the original principal amount of $45,900.00, payable to CITYFED MORTGAGE COMPANY and secured by a Deed of Trust executed by Nevin H. Downs and wife, Myrtianne P. Downs and of record in Book 6963, Page 768, Register's Office for Davidson County, Tennessee.

Said conveyance is subject to the following restrictive covenants which bind and inure to the benefit of all present and future owners of the property and they may be enforced by any owners by appropriate action in a Court of law.

1. No structure of a temporary nature, trailer, tent, shack, barn or similar structure shall be permitted on any lot either temporarily or permanently. No structure other than a fully completed residence shall be occupied.

2. No business other than arts, crafts or professions operated soley by family members occupying the residence shall be conducted.

3. No gas, oil, mineral, quarry or gravel operations shall be permitted on any lot.

4. No offensive activity or condition is permitted.

5. All trash and waste shall be kept in sanitary containers.

6. No animal or fowl other than pets shall be kept.

7. All structures shall be painted externally every five (5) years and if the owners of both units cannot agree thereon, then same shall be determined by Ms. Lucy Roark, or her agent as designated in writing.

8. The roof shall be replaced every 15 to 20 years and if the owners of both units cannot agree thereon, then same shall be determined by Ms. Lucy Roark, or her agent as designated in writing.

This is improved property known as 210 Wiley Street, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to 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 in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever 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 hands this 15 day of July, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Nevin H. Downs — NEVIN H. DOWNS

Myrtianne Downs — MYRTIANNE DOWNS

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, NEVIN H. DOWNS and wife, MYRTIANNE DOWNS, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 15 day of July, 1988.

Charles W. Rowland
NOTARY PUBLIC

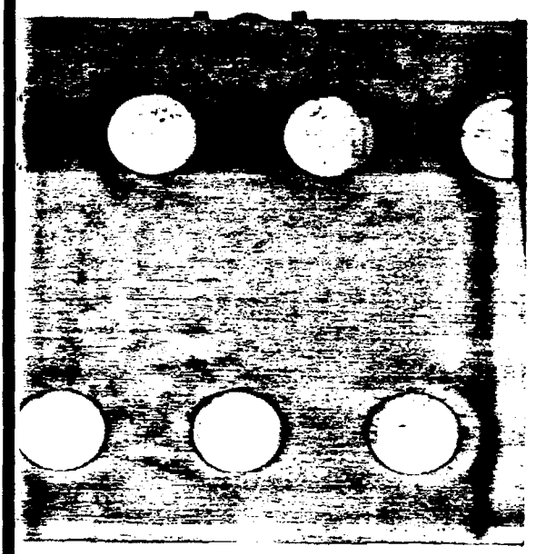
My Commission Expires: 8-12-89

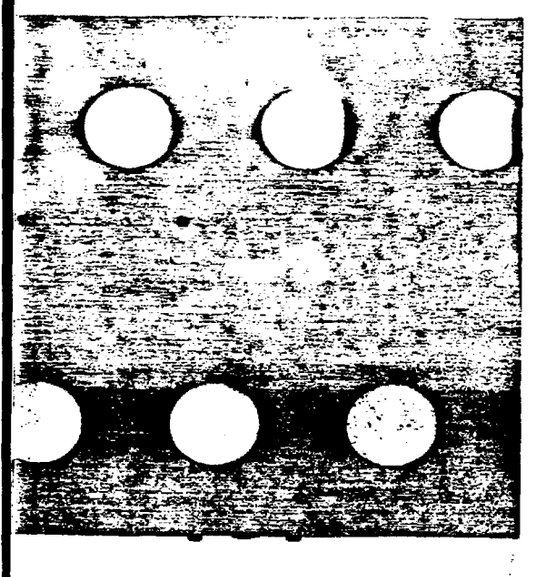
5008

IDENTIFICATION

Jul 18 2 33 PM '88

FILED & RECORDED
WILSON
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7601 PAGE 999

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 48900.00
				CON TX 161.37
				PRFEE 0.50
				WDEED 6.00
				TOTAL 167.87
				CHECK 167.87
07/18/88	01			14:34 0001 8018

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50087

IDENTIFICATION REFERENCE

JUL 18 2 33 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 113834