BOOK 3818 PAGE 813 Map 29 Par. 132 M.O.

WARRANTY DEED

ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 14D-16430
SEND TAX NOTICES TO: Herbert M. Estes and wife
ADDRESS: 3906½ Milford Road, Nashville, Tennessee

For and in Consideration of the sum of Ten and no/100 ($10.00) - DOLLARS

cash in hand paid by Herbert M. Estes and wife, Patricia Chapman Estes, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

Ray Rottero and wife, Mozelle Rottero,

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have bargained and sold, and by these presents do transfer and convey unto the said Herbert M. Estes and wife, Patricia Chapman Estes, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by C. J. Carney, Surveyor, on October 3, 1959, as follows:

Land designated on said survey as Lot No. 5, lying on the south side of Graves Point Road, beginning at a point in the center of said road, the northeast corner of the property conveyed to George D. Riddle and wife, by deed of record in Book 3371, page 1, Register's Office for Davidson County, Tennessee; thence along the center of said road south 85° east 214 feet to a point; thence south 13° west 406 feet to a point in the line of John Aita; thence north 88° west 146 feet to a point, the south east corner of the said George D. Riddle property; thence with Riddle's east line north 3° east 412 feet to the point of beginning; containing 1.68 acres, more or less.

Being a part of the same property conveyed to Ray Rottero and wife, Mozelle Rottero, by deed from William Luke Bennett, et ux, of record in Book 3101, page 199, said Register's Office.

The following restrictive covenants shall be covenants running with the land and shall remain in full force and effect and be binding upon the grantees, their heirs, assigns, successors and representatives until January 1, 1970:

1. The property shall be used for residential purposes only.

2. All improvements erected on said property shall set back from Graves Point Road a distance of not less than 100 feet.

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3. No improvements shall be erected upon the property unless they contain at least 1100 square feet of space, exclusive of porches and breezeways, and exterior construction shall be brick or its equivalent as to cost and appearance.

4. All improvements shall be so located as to maintain side yards of not less than 15 feet from the side property lines.

5. Nothing of an offensive nature or emitting noxious odors shall be allowed on said premises.

THIS WARRANTY DEED IS BEING RE-RECORDED TO CORRECT A TYPOGRAPHICAL ERROR IN THE LEGAL DESCRIPTION WHICH MAKES REFERENCE TO GRAVES POINT ROAD. GRAVES POINT ROAD IS ACTUALLY GRAYS POINT ROAD AND THIS RE-RECORDING IS MADE SOLELY FOR THE PURPOSE OF CORRECTING SUCH TYPOGRAPHICAL ERROR.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Herbert M. Estes and wife, Patricia Chapman Estes, their heirs and assigns, forever.

And we do covenant with the said Herbert M. Estes and wife, Patricia Chapman Estes 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, except taxes for the current year, which have been prorated and assumed by the grantees.

And we, Ray Rottero and wife, Mozelle Rottero, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Herbert M. Estes and wife, Patricia Chapman Estes, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 28th day of September, 1964

Ray Rottero
Ray Rottero

Mozelle Rottero
Mozelle Rottero

STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, Mary L. Brackman, a Notary Public in and for said County and State, the within named Ray Rottero and wife, Mozelle Rottero,

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 28 day of September, 1964.

Mary L. Brackman, Notary Public

Commission Expires Aug. 17, 1968

STATE OF
County of

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Ray Rottero,
et ux

TO

Herbert M. Estes,
et ux
4119 Sevanna Point
Dalton

STATE TAX $ 2.75
PROBATE
TOTAL $ 3.25
OCT 5 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN
PAID OCT 5 1964
CT

5304

OCT 5 1964
REGISTER
DAVIDSON COUNTY
TENN.

COMPANY, INC.
NASHVILLE, TENN.

Ernest C. Matthews, III, Atty.,
Suite 1133 Stahlman Building,
Nashville, Tennessee, 37201.

RUSH

AUG 31 '88 PM 00

INDEXING REFERENCE

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