BOOK 7650 PAGE 568 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Phillip B. Urrutia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF August 1988

Peggy M. Barnett
Notary Public

MY COMMISSION EXPIRES: 9-11-90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Caesar E. Urrutia, Attorney at Law 2785 Stewarts Ferry Pike Hermitage, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Phillip B. Urrutia, et ux (NAME)	Same (NAME)	Map 111
2335 Stewarts Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par 32
Nashville, TN (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	4D 92613

FOR AND IN CONSIDERATION OF THE SUM 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, WE, Caesar E. Urrutia and wife Christine M. Urrutia

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip B. Urrutia and wife, Rosemary M. Urrutia

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

FOR complete legal description and restrictions, see attached sheets marked Exhibits A and B

6389 09/13 0101 03CHECK 164.00

6 6 9 6 1

IDENTIFIC REFERENCE

SEP 13 11 25 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

This is unimproved ( ) improved (X) property, known as 2335 Stewarts Ferry Pike Hermitage, TN. 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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 31st day of Augist, 1988

Caesar E. Urrutia

Christine M. Urrutia

STATE OF TENNESSEE
Davidson County

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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 bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of August, 19 88.

Notary Public

Commission Expires 9-11-90

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

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

TO
Phillip B. Urrutia and wife,
Rosemary M. Urrutia

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

EXHIBIT A

TRACT 9 according to a survey of **Robert E. Francis** of Murfreesboro, Tennessee of the property of Caesar E. Urrutia and wife, dated 8/9/86 and a certain tract of land in the 4th civil district of Davidson County, Tennessee.

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 degrees 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. Percey Priest Dam and Reservoir Project, situated in the Fourth Civil District of Davidson County, Tennessee; thence south 76 degrees 45' 20" East 1,142.62 feet to a corp pin thence north 55 degrees 16' 4" East 625.34 feet to the true point of beginning, said point being the Northwest corner of tract 9 on the above mentioned survey, thence south 6 degrees 04'42" West along the dividing line of tracts 8 and 9, 1, 311, 19 feet to the center line of Stewarts Ferry Pike thence southwardly along the center line of Stewarts Ferry Pike north 81 degrees 47'10" East 153.45 feet; thence north 89 degrees 50'12" East 46.55 feet to a nail, thence northwardly along the dividing lines of tracts 9 and 10 north 6 degrees 04' 42" East 1297.44 feet to a point in the south line of the above mentioned tract 517; thence north 40 degrees 38' 30" West 10589 feet to the corp pin; thence south 55 degrees 16' 04" West 155.75 feet to the true point of beginning, containing 6.01 acres, more or less. this tract is subject to a 16 S feet road R.O.W. easement adjacent to and parallel with the centerline of Stewarts Ferry Pike.

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. Urrutia 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.

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 19 86
Robert E. Francis
ROBERT E. FRANCIS
Registered Land Surveyor #669

EXHIBIT B BOOK 7650 PAGE 571

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.

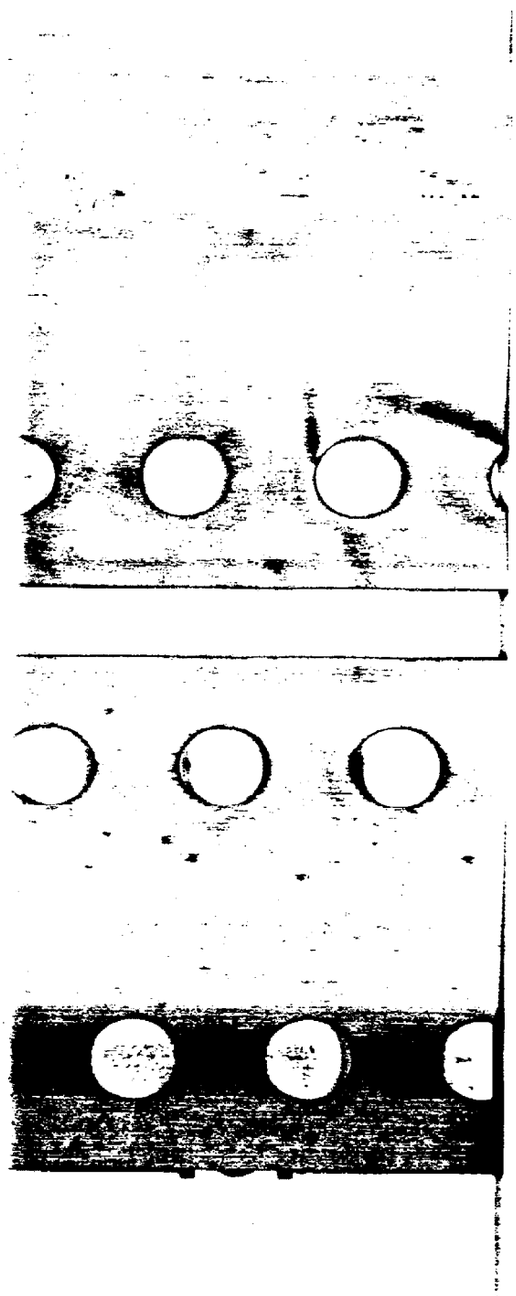
10. No tract shall be subdivided so as to produce less area in order to build another dwelling.

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.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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	45000.00
CON TX	148.50
PRFEE	0.50
WDEED	15.00
TOTAL	164.00
CHECK	164.00

09/13/88 01 11:27 0001 6389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66961

IDENTIFICATION REFERENCE

Sep 13 11 25 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 133421