Bk 37

BOOK 7741 PAGE 653

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Joseph W. Gibbs, Trustee Estate of Anne A. Gant Boult, Cummings, Conners & Berry 222 Third Avenue North Nashville, TN 37201	145 040, 019.00	Same

This instrument prepared by: Boult, Cummings, Conners & Berry (KSH)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

3062 12/30 0101 03CHECK 15.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, the Estate of Anne A. Gant (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to Joseph W. Gibbs, Trustee under the will of Anne A. Gant of record in Will Book 155, page 794, Probate Office of Davidson County, Tennessee (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in the deed of record at Book 71, page 590, Register's Office for Davidson County, Tennessee, attached hereto as Exhibit A and incorporated herein by reference (the "Property").

This is improved property known as 1011 Tyne Boulevard.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 30th day of December, 1988.

ESTATE OF ANNE A. GANT

By: _____
Joseph W. Gibbs, Executor

98248

IDENTIFICATION

Dec 30 4 04 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $1.00.

_____
Affiant

Subscribed and sworn to before me this 30th day of December, 1988.

_____
Notary Public
My Commission Expires: 5-20-92

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Personally appeared before me, Carolyn Hastings, Notary Public, Joseph W. Gibbs, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is the Executor of the ESTATE OF ANNE A. GANT, and is authorized to execute this instrument on behalf of said estate.

WITNESS my hand, at office, this 30th day of December, 1988.

Carolyn Hastings
Notary Public

My Commission Expires: 5-30-89

Form 3-3-50

EXHIBIT A

WARRANTY DEED BOOK 7741 PAGE 655

FOR AND IN CONSIDERATION of the sum of FIFTY NINE HUNDRED FIFTY AND 00/100 (5950.00) DOLLARS cash in hand paid by R. L. Gant and wife, Anne A. Gant (hereinafter called Grantees), the receipt of which is hereby acknowledged, and as a further consideration of this grant and conveyance of the herein described property, the Grantees for themselves, their heirs and assigns, covenant and agree that for a period of fifteen (15) years from and after June 21, 1947, no part of said property shall be sold, conveyed or transferred to another without the written consent of F. N. McNeill, Jr., Trustee under the will of Laura Lea Robertson, deceased, his successors or assigns, be first obtained, unless and except Grantees first offer said property to F. N. McNeill, Jr., Trustee, or his successor trustee, at the same price and on the same terms as offered to a proposed purchaser, and in the event such offer is, in writing, refused, the Grantees may then convey said property on terms not less favorable than those offered F. N. McNeill, Jr., Trustee, or his successor trustee; and as a further consideration for this grant and conveyance the Grantees for themselves, their heirs and assigns, covenant and agree that any dwelling constructed on said property shall contain not less than: 1700 sq. ft. of floor space if a one story dwelling; 1500 sq. ft. on the first floor if a one and one-half story dwelling; 1100 sq. ft. on the first floor if a full two story dwelling;

I, F. N. McNeill, Jr., executor and trustee under the will of Laura Lea Robertson, deceased, pursuant to the power and authority vested in me by said will, of record in Will Book 42, page 119, County Court for Davidson County, Tennessee, have bargained and sold and do hereby transfer and convey unto the said R. L. Gant and wife, Anne A. Gant, their heirs and assigns, in fee simple, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Being Lot No. 3 on the map of the First Addition to Woodland Manor, a part of the Overton Lea Estates, of record, described according to a survey made by William A. Ritts, February 1, 1947, as follows:

[illegible]

corner of the property conveyed to W. C. Dunn, Jr. and wife by deed of record in book 1427, page 180, Register's Office for said County; thence with Dunn's east line, and the line between lots Nos. 2 and 3, southwardly 148 feet to the southwest corner of lot No. 3; thence with the south line of said lot, eastwardly 47 feet to the northwest corner of lot No. 5; thence with the line between lots Nos. 3 and 5, eastwardly 152.9 feet to the corner of lots Nos. 3 and 4; thence with the line between said lots, northwardly 148.2 feet to the southerly margin of Tyne Boulevard; thence with the southerly margin of said Boulevard, westwardly 200 feet to the beginning.

Said property was vested in F. N. McNeill, Jr., as Executor and Trustee, under the will of Laura Lea Robertson, deceased, of record in Will Book 62, page 119, County Court for said County.

Grantees agree that in order to maintain a high standard of residential beauty at Lealand, they will install a stoker or some other smoke saving device, will allow their plans for construction of their house to be reviewed by Lealand's board of architects and will carefully read and abide by all of Lealand's restrictions.

TO HAVE AND TO HOLD the said parcel or tract of land with the appurtenances, estate, title and interest thereto belonging to the said R. L. Gant and wife, Anne A. Gant, their heirs and assigns in fee simple, forever.

F. N. McNeill, Jr., Executor and Trustee under the will of Laura Lea Robertson, deceased, covenants with the said R. L. Gant and wife, Anne A. Gant, that he is lawfully seized and possessed of said land, as such Executor and Trustee, has a good right to convey it, and the same is unencumbered except [illegible] property taxes for the year 1950 which have been pro-rated as of this date and the entire amount assumed by the Grantees; easement for public utilities and restrictions as shown on the unrecorded map of the First Addition to Lealand Lanes; restrictive covenants contained in an instrument executed by Laura Lea Robertson, dated April 6, 1929, filed April 8, 1929, and recorded in Book 1491, page 483, Register's Office for Davidson County, Tennessee. Reference is made to all of the above and this conveyance made subject thereto.

F. N. McNeill, Jr., Executor and Trustee, further covenants with said grantee, his successors and assigns, insofar as he can or should as Executor and Trustee, but not further or otherwise, to warrant and forever

LEGIBILITY OF WRITING UNSATISFACTORY FOR SCANNING
THIS DOCUMENT WAS UNSATISFACTORY WHEN RECEIVED

...e. The title to said land to the said F. E. Hank and wife, Anne A. ...t, their heirs and assigns, against the lawful claims of all persons ...whomsoever.

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Nothing herein contained to the contrary notwithstanding shall prevent grantees from conveying the within described property to a trustee or mortgagee to secure indebtedness, provided that any sale by way of foreclosure (i.e. by trustee or mortgagee) shall be subject to each of above restrictions.

IN WITNESS WHEREOF, I have hereunto set my hand, as Executor and Trustee on this the 6th day of March, 1950.

F. N. McNeill, Jr. Grantor & Trustee
F. N. McNeill, Jr.
Executor and Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John M. Bennett, a Notary Public in and for said County and State, the within named F. N. McNeill, Jr., the bargainor, with whom I am personally acquainted and who acknowledged that, as Executor and Trustee, he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this the 6th day of March, 1950.

John M. Bennett
Notary Public

My commission expires:

My Commission Expires OCT. 8 1952

92253

F. N. McNeill, Jr., et ux

to

R. L. Gatlin and wife, A. A. Gatlin

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
MAR 8 1950
at 2:12 o'clock P.M.
and in Book 7741 Page 656
Recorded in Book ... Page ...
Register Fee ... $1.00
W. Fleet Wilson, Register
By ... D.C.

PHOTOCOPY
AVAILABILITY OF THIS DOCUMENT FOR FILMING OR PRINTING IN SATISFACTORY WHEN RECEIVED