5960
542685-6

Bok 14

BOOK 7951 PAGE 843

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,900.00

Violet S. Carpenter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 19 89

Notary Public

MY COMMISSION EXPIRES: 7/24/92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Violet S. Carpenter (NAME) | Fidelity Federal Savings & Loan (NAME) | 161-14-A-22 |
| 620 Andrew Rucker Lane (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | |

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, Hampton Construction and Maintenance Company, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Violet S. Carpenter, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Subdivision for Phase 1 of Thrible Springs Estates, as of record in Book 6900, page 312, amended in Book 6900, page 313, Register's Office for said County.

Said Lot No. 22 fronts 89.00 feet on the southerly lot line and runs back on the easterly lot line 140.27 feet and 134.74 feet on the westerly lot line to a line in the rear which measures 67.87 feet thereon.

Being the same property conveyed to Hampton Construction and Maintenance Company, Inc. by deed from Rucker, Ltd., a Tennessee limited partnership as of record in Book 7779, page 394, said Register's Office.

This conveyance is made subject to:
The Plan of record in Book 6900, page 312, amended in Book 6900, page 313, said Register's Office, shows an Owner's Certificate,, a 20 foot minimum building setback line from Andrew Rucker Lane, and from the rear, and a 5 foot minimum building setback line on the westerly lot line and a 10 foot drainage easement along the easterly lot line, and 10' public utility and/or drainage easement on the rear lot line.
NOTE: All lots contain a 10 foot utility and/or drainage easement along the rear lot line.
NOTE: All lots contain a 20 foot utility easement along the front lot line.
NOTE: All front street setbacks shall be a minimum of 20 feet unless otherwise noted.
NOTE: All side street setbacks shall be a minimum of 10 feet.
NOTE: All side yard setbacks shall be a minimum of 5 feet.
NOTE: All rear yard setbacks shall be a minimum of 20 feet.
NOTE: Access for Lots 5 and 6 is restricted to Andrew Rucker Lane frontage.

unimproved (X)
This is improved ( ) property, known as 620 Andrew Rucker Lane, Nashville, Tennessee
(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 his hand this 28th day of September, 19 89

Hampton Construction and Maintenance Company, Inc.

By:

Leon M. Hampton

STATE OF TENNESSEE
Davidson County

BOOK 7951 PAGE 844

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, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned _____ a Notary Public in and for the State and County aforesaid, personally appeared Leon M. Hampton

_____

_____

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 President _____ of the Hampton Construction and _____ 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 Nashville, Tenn. this 28th day of September, 19 89.

John T. Cole Notary Public

Commission Expires 7/24/93

WARRANTY DEED

FROM Hampton Construction and

TO Violet S. Carpenter, unmarried

IDENTIFICATION REFERENCE 7085 4

OCT 2 3 37 PM '89

DAVIDSON COUNTY, TN

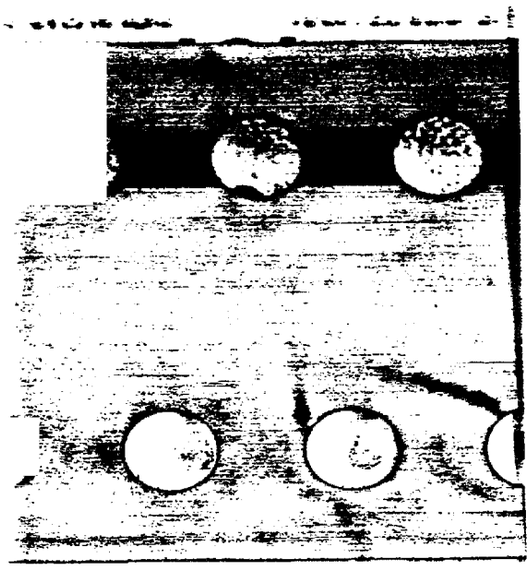
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

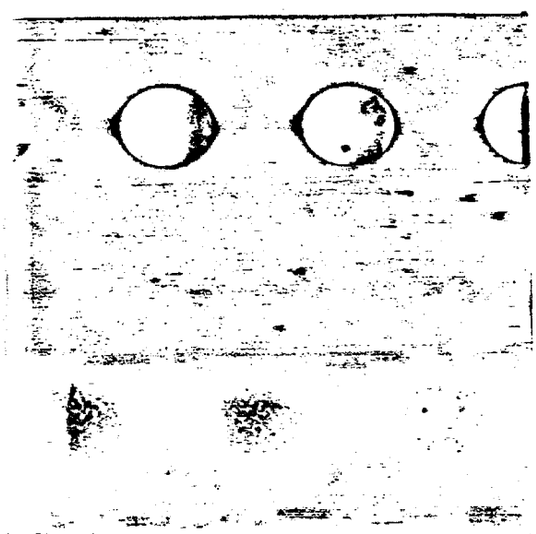
201 10/02 010 03CHECK 551.17

(continuation)

Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7231, page 59, said Register's Office. By-Laws of record in Book 7231, page 100, said Register's Office. A cemetary easement created by a certain family graveyard located on the property, together with rights of ingress and egress thereto, as reserved in Minute Book J, page 353, and as set out in Deed Book 7143, page 941, said Register's Office.5) The right of way of W. J. Guthrie, if any, to a road as reserved in a warranty deed dated January, 1908, recorded May 6, 1935 in Book 972, page 69, said Register's Office. Reservation of forty-five (45) feet for a future right-of-way, as shown on survey of Joseph G. Petrosky Associates, Inc., dated May 22, 1986, revised on May 19, 1986.5 Deed of Conveyance to Metro Government of Nashville and Davidson County, Tennessee, Department of Water and Sewerage Services in Book 7593, page 468 and in Book 7593, page 503, said Register's Office, dated May 25, 1988. Easement set out in Deed from Rucker, Ltd., to the State of Tennessee of record in Book 7859, page 380, said Register's Office.

[redacted]





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

RECEIVED OF _____

FOR _____

**BOOK 7951 PAGE 845**

| | | |
|---|---|---|
| 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 164900.00
CON TX 544.17
PRFEE 1.00
WDEED 6.00
TOTAL 551.17
CHECK 551.17

10/02/89 01 15:38 0001 2010

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.0854

IDENTIFICATION REFERENCE

OCT 2 3 37 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 254228