BOOK 7987 PAGE 403

FORM NO WD-1

File # 25506
Loan # 280954

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$98,000.00

James D. Nightenhelser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November 1989

Notary Public

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES D. NIGHTENHELSER (NAME)	Sovran Mortgage Corporation (NAME)	105-14
2205 Grantland Avenue (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	100
Nashville, TN 37204 (CITY) (STATE) (P.O. ZIP)	Richmond, Va 23219 (CITY) (STATE) (ZIP)	22W 03040

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 JAMES C. DeVAULT and wife, KATHERINE B. DeVAULT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES D. NIGHTENHELSER, an unmarried person,

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. 4, Block 6, on the plan of Subdivision of Blocks 1-2-3-4-5-6-7-8 in Yarbrough's Subdivision of Woodland, of record in Book 57, page 155, Register's Office for said County.

SAID Lot No. 4, Block 6, fronts 50 feet on the westerly margin of Grantland Avenue, now known as Grantland Avenue and extends back between parallel lines 165 feet to an alley.

BEING the same property conveyed to James C. DeVault and wife, Katherine B. DeVault, by warranty deed from Dyann Rivkin of record in Book 6898, page 364, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6614, page 342, and Book 6898, page 366, said Register's Office, and to the matters set forth in the above referenced plan of record.

See attached Exhibit A for Restrictions and Easements Running With the Land.

This property is part of the Woodland-in-Waverly Historic Preservation Zone and subject to its ordinances.

5808 11/20 0101 03CHECK 336.40

This is unimproved (X) improved ( ) property, known as 2205 Grantland Avenue, Nashville, TN 37204
(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 9th day of November, 1989

James C. DeVault
JAMES C. DeVAULT

Katherine B. DeVault
KATHERINE B. DeVAULT

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 JAMES C. DeVAULT and wife, KATHERINE B. DeVAULT

the bargainor, ~~the~~, 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 9th day of November, 19 89.

Notary Public

Commission Expires 3-11-91

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

JAMES C. DeVAULT

TO

KATHERINE B. DeVAULT

JAMES D. NIGHTENHELSER

Saturn & Mazer, Attorneys
Row 1
Box 7

83262

IDENTIF. REFERENCE

Nov 20 10 15 AM '89

FELIX Z. ... DAVIDSON COUNTY, TN.

BOOK 7987 PAGE 405

BK 6898

BOOK 6898 PAGE 366

RESTRICTIONS AND EASEMENTS RUNNING WITH THE LAND

1. Bricking - House to be re-bricked to match original style as shown in photographs and described in specifications, using original brick, bricking first the front of the house (excluding porch if it is to be screened) and side area visible from street, then continuing on to use all usable original brick. If any additional brick are needed to complete bricking, bricks of closest available match in texture and colors to be used.

2. Stone Front and Chimney - Stone front and chimney to be repaired and rebuilt to match original style as shown in photographs, using all original stone and also brick inset as shown in photographs.

3. Roof Silhousette - Original roof line silhouette and dormers on front of house to be retained.

4. Exterior - In general, exterior of house to be restored to look as close as possible to photographs of house taken just before it was moved (excluding roofing which has been replaced, and porches which may be redesigned).

5. Interior Fireplace - Tile faceing on interior fireplace and wood mantle shall not be painted or removed.

6. Perpetual Duration of Easement - The above conditions once reconstruction is complete shall remain as a perpetual duration of easement. [In addition, to protect the historic nature and value of the property, it is agreed that the deed will state that the exterior brick and stone may not ever be painted, and that both the house and the two big trees in the front yard may not be torn down for a period of 39 years after date of sale.

RECORDING
legibility of writing
document

BOOK 7987 PAGE 406

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 th DAY OF July, 19 85

Notary Public

MY COMMISSION EXPIRES 7/28/87

(AFFIX SEAL)

BOOK 6614 PAGE 342.

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY AT LAW
216 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBER
Archie E. Carver, Jr.	Same	105-14-100
1tux		
Grantland Avenue		
Nashville, TN 372		

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 Dyann Rivkin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Archie E. Carver, Jr. and wife, Terri Michele Barron-Carver

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. 4, Block 6, on the plan of Subdivision of Blocks 1, 2, 3, 4, 5, 6, 7, 8, in Yarbrough's Subdivision of Woodland, of record in Book 57, Page 155, Register's Office for said County.

SAID Lot. No. 4, Block 6, fronts 50 feet on the westerly margin of Gartland Avenue, now known as Grantland Avenue and extends back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Dyann Rivkin by Deed from Lois Pendleton Zollner, of record in Book 6203, Page 204, Register's Office for said County.

rest.

It is understood and agreed that the property being conveyed is considered "historic". As a part of the conveyance, Grantor hereby imposes the following covenants on the land for a period of 25 years from and after the date hereof, said covenants to run with the land.

1) The reconstruction of the house shall be completed in an historically accurate manner, including specifically the retention of the front roof silhouette, original style front door, window style, trim color (comparable to Porter Owl Brown) and original tile facing on interior fireplace (not to be painted).
2) After reconstruction, the house shall be preserved consistent with the above standards and with the accurately restored stone front, stone chimney and rebricking.

This is (unimproved / improved) property, known as Grantland Avenue Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (State and Zip)

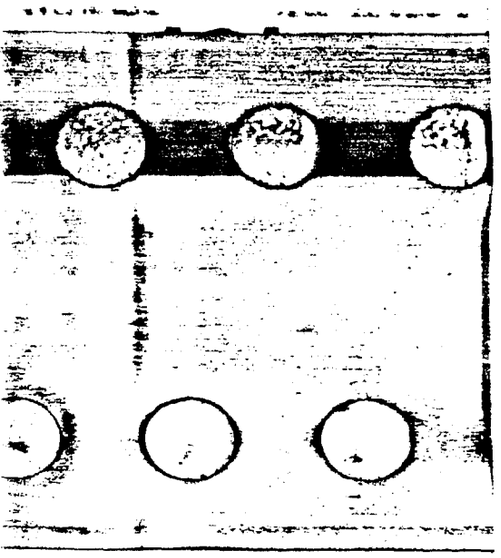
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good 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.

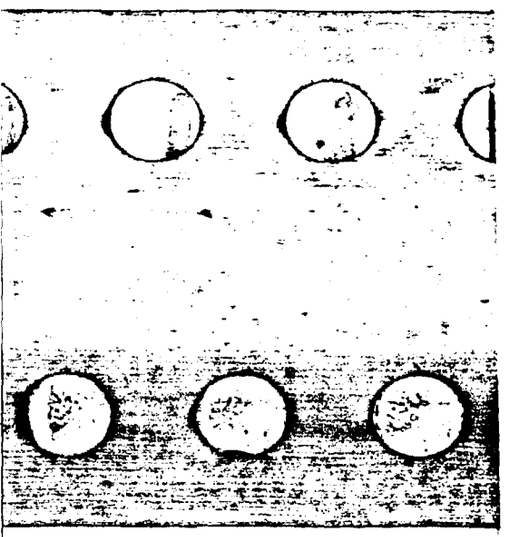
Witness my hand this 8th day of July, 1985

Dyann Rivkin

Dyann Rivkin

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7987 PAGE 407

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 98000.00
CON TX 323.40
PRFEE 1.00
WDEED 12.00
TOTAL 336.40
CHECK 336.40

11/20/89 01 10:14 0001 5808

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83262

IDENTIF. REFERENCE

Nov 20 10 16 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TENN.

No. 268821