RE-RECORD
BOOK 8020 PAGE 406

FILE BOX 30

BOOK 8009 PAGE 295

STATE OF TENNESSEE
COUNTY OF DAVIDSON — The actual consideration or value whichever is greater, for this transfer is $ 23,400.00

Subscribed and sworn to before me, this the 13 day of December 19 89

Affiant

My commission expires: January 21, 1990 (Affix Seal)

Notary Public

WARRANTY DEED

THIS WARRANTY DEED IS BEING RECORDED FOR THE PURPOSE OF ADDING RESTRICTION PAGE.

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 9BT4451
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Gregory L. Harden	Same
103 Evelyn Street (STREET ADDRESS)	(STREET ADDRESS)
Nashville, TN 37210 (CITY STATE ZIP)	(CITY STATE ZIP)
MAP & PARCEL NO P/O 181-38	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Ross C. Randolph, unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Gregory L. Harden

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

A tract of land in the 5th, formerly the 7th Civil District of Davidson County, Tennessee, as follows:

Being Tract No. 3 of the boundary survey of Ronny G. Brown, dated October 26, 1987, more particularly described as follows:

Beginning at a point located in the center of Mill Creek; said point being the northeast corner of the Clyde H. Delvin, Jr. property (Tract III, Deed Book 4743, page 442) and in the northerly line of Tract 4; thence with the northerly line of Tract 4 and the center of Mill Creek N 45 deg. 44' E a distance of 166.00 feet to the true point of beginning and being the northwest corner of the herein described land; thence with the center of Mill Creek as follows: N 45 deg. 44' E a distance of 268. 72 feet to a point; N 41 deg. 15' E a distance of 215.31 feet to a point at the northwest corner of Tract 2; thence with Tract 2 as follows: S 48 deg. 11' E a distance of 503.97 feet to an iron pin; S 83 deg. 20' E a distance of 125.00 feet to an iron pin in the westerly line of Tract 1; thence with the westerly line of Tract 1 S 7 deg. 29' W a distance of 225. 00 feet to an iron pin in the northerly line of Tract 4; thence with the northerly line of Tract 4 as follows: N 83 deg. 20' W a distance of 666. 26 feet to an iron pin; N 44 deg. 16' W a distance of 204.43 feet to the point of beginning, containing 6.00 acres, more or less.

Being part of the same property conveyed to Ross Randolph by Quitclaim Deed from Nicholas W. Randolph of record in Book 7725, page 673, Register's Office for said County.

One Water Tap is provided with this conveyance at the expense of Grantor.

THIS IS UN IMPROVED PROPERTY KNOWN AS Tract III, 5th. Civil District, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 13 day of December 19 89

Ross C. Randolph

Ross C. Randolph

RE-RECORD

BOOK 8020 PAGE 407

State of Tennessee
County of Williamson

BOOK 8009 PAGE 296

On this 13 day of December, 19 89, before me personally appeared Ross C. Randolph to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:

1-21-90

Elaine Pulley
Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

90893

IDENTIFICATION REFERENCE

DEC 20 2 53 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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RESTRICTIVE COVENANTS

The following Restrictive Covenants shall run with the land for a period of 20 years from the date of the deed attached hereto:

1. Minimum 1800 square feet of living area.

2. Residence must be 50% brick or stone to grade.

3. Only 1 single family residential home per lot.

4. No mobile homes or trailers.

5. No poultry, swine or cattle.

6. No obnoxious or offensive behavior.

7. Any outbuildings or barns are to be located to the rear of the residence, and must be of similar or same material of residence.

RE-RECORD

94343

IDENTIFI REFERENCE

JAN 5 3 45 PM '90

DAVIDSON COUNTY, TN

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