Mail

41673

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

JUL 16 11 42 AM '90

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Hermon H. Wilson, et ux 2412 Lazenby Dr. Nashville, Tn. 37206	Same as New Owner	Map 18-7 Parcel 59 Field Book No. GO 12431

BOOK 8153 PAGE 120

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES L. LAWLEY and wife, MYRTLE G. LAWLEY, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto HERMON H. WILSON and wife, RUBY C. WILSON, hereinafter referred to as 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 the 2nd Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of the re-subdivision of Lot No. 92 on the Plan of Connell Estates, SEction III and Lot No. 18 on the Plan of Connell Estates, Section IV, as of record in Book 6050, page 442, Register's Office for Davidson County, Tennessee, to which re-subdivision Plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lots.

Being the same property conveyed to James L. Lawley and wife, Myrtle G. Lawley by deed from Goodlettsville Development Company, Inc. of record in Book 4296, page 553, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in instrument of record in Book 4292, page 862, said Register's Office, and further subject to the following specific restrictive covenants which apply to the property hereinabove description:

1) No duplexes or multi-unit housing shall be constructed on the said property.

2) Any and all building structures constructed on the said property shall have an exterior of not less than 90% brick and shall be bricked to grade.

3) Only one dwelling house shall be constructed on the said property.

4) Any one level dwelling house constructed on the said property shall contain a minimum of 1500 square feet exclusive of garages, porches and breezeways; and, any two story or two level house constructed on the said property shall contain 1200 square feet of living area on the ground floor exclusive of garages, carports or breezeways.

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, the GRANTORS, 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

warrant that the same is unencumbered, except as follows:

1. State, County and City of Goodlettsville taxes for the year 1990, which are a lien, but not yet due and payable, which have been prorated between the parties and which will be paid in full by the GRANTEES when they become due.

2. Restrictive covenants contained in instrument of record in Book 4292, page 862, said Register's Office, with additional restrictive covenants as hereinabove described.

3. Subject to minimum building setback lines, public utility easements, drainage easements, sewer easements, overhang easements and other matters shown on the Plan of the re-subdivision of Connell Estates, Section III, Lot No. 92 and Section IV, Lot No. 18, of record in Book 6050, page 442, Register's Office for Davidson County, Tennessee.

And we, the GRANTORS, 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.

WITNESS our hands on this the 12th day of July, 1990.

Herman H. Wilson
HERMON H. WILSON

James L. Lawley
JAMES L. LAWLEY

Ruby C. Wilson
RUBY C. WILSON

Myrtle G. Lawley
MYRTLE G. LAWLEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES L. LAWLEY and wife, MYRTLE G. LAWLEY, and HERMON H. WILSON and wife, RUBY D. WILSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 12th day of July, 1990.

Kathy Burnett Mabe
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 12/29/93

0277 07/16 0101 03CHECK 97.75

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $27,500.00.

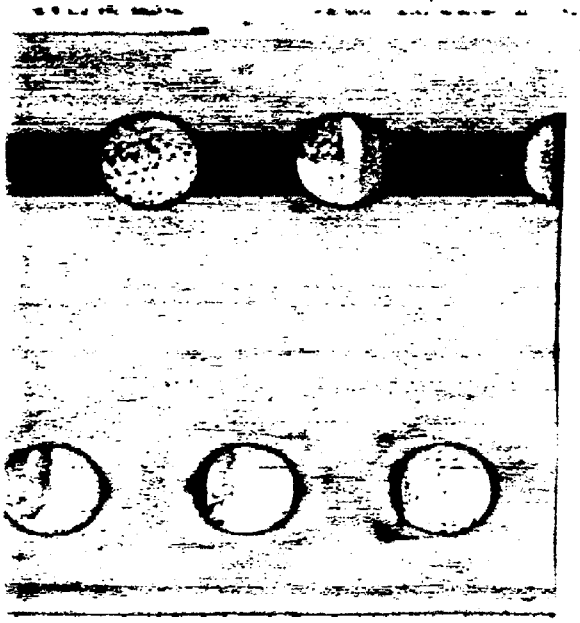
Herman H. Wilson
Affiant

Sworn to and subscribed before me, this the 12th day of July, 1990.

Kathy Burnett Mabe
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 12/29/93



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8153 PAGE 122

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	27500.00
CON TX	90.75
PRFEE	1.00
MISC	6.00
TOTAL	97.75
CHECK	97.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/16/90 01 11:43 0001 0277

41673

IDENTIFICATION REFERENCE

JUL 16 11 42 AM '90

FELIX Z. WILSON, II
REGISTER, DAVIDSON COUNTY

No. 337117