File Box 38

BOOK 8311 PAGE 780

FROM: W. Fred Williams and R. Hilton Wickham, Grantors

TO: Susan M. Williams, Grantee

This instrument was prepared by:
Lea W. Stouffer
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Susan M. Williams 105 Ashlawn Court Franklin, TN 37064	SAME	146-5-30 Field Book No. OH 25156

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero Dollars ($-0-).

W. Fred Williams
Affiant

Sworn to and subscribed before me, this 13th day of February, 1991.

Carley W. Smith
Notary Public

My Commission Expires: 3/27/93

NOTARY PUBLIC AT LARGE STATE OF TN

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, W. Fred Williams and R. Hilton Wickham, Grantors, have bargained and sold, and by these presents do transfer, quitclaim and convey unto Susan M. Williams, Grantee, her heirs, successors, and assigns, all of their rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property is unimproved property, located on Overton Lea Road, Nashville, Tennessee.

The following restrictions shall at all times apply to the Property (the "Restrictions"):

1. All structures located on the Property must be of traditional architectural styles more commonly known as

Georgian, Colonial, Federal, Greek Revival, Tudor, Williamsburg, French, Italian Renaissance, Country, Victorian or similar compatible styles.

2. The total floor living area of the main dwelling located on the Property, exclusive of open porches, patios, garages, carports and breezeways, shall be not less than three thousand (3,000) square feet.

3. Swimming pools must be located to the rear of the main dwelling located on the Property.

4. Incinerators for garbage, trash or other refuse shall not be used nor permitted to be erected or placed on the Property. Any and all equipment, garbage cans, refuse or storage piles placed on the Property, whether temporary or permanent, shall be walled in to conceal the same from view of neighboring lots, roads, streets and open areas.

5. All utility meters, air conditioning compressors, satellite dishes and other like equipment located on the Property shall be reasonably screened so as to minimize visibility from ground level from neighboring lots, roads, streets and open areas.

6. Permanent outside clothesline and clothes hanging devices shall not be permitted on the Property.

7. All driveways located on the Property shall be hard surfaced and constructed of asphalt, concrete, exposed aggregate concrete, tar and pebble with river gravel finish, or other similar material.

8. The Property shall be used only for single family residential purposes and not otherwise. The main dwelling shall not be developed for rental purposes.

9. All of the Property, together with the exterior of all improvements located thereon, shall be maintained in a neat and attractive condition.

10. A minimum of two (2) off-street parking spaces for the Property must be provided. Additional parking is permitted at the front of the dwelling located on the Property for guests of residents.

11. No animals, livestock or poultry of any kind shall be raised, bred, pastured or maintained on the Property except household pets and horses that shall be kept thereon in reasonable numbers as pets for the sole pleasure of the occupants, but not for any commercial purpose or use.

12. Boats, recreational vehicles, busses and oversize trucks may be stored on the Property, but shall be reasonably screened so as to minimize visibility from ground level from neighboring lots, streets, roads or open areas.

The Restrictions shall be construed to be covenants running with the Property and shall be binding and effective until February 1, 2041, at which time the Restrictions shall be automatically extended for successive periods of ten (10) years each unless it is unanimously agreed in writing (the "Writing") by the owners of Lot 2 and 3 as shown on the Final Plat Resubdivision of Lot Four, Bridle Path Estates, Block "B", as of record in Plat Book 7900, page 60, Register's Office for Davidson County, Tennessee, to amend or rescind the Restrictions, which Writing shall be placed of record in the

Register's Office for Davidson County, Tennessee. Every purchaser or subsequent grantee of any interest in the Property shall take such interest in the Property subject to the Restrictions as set forth herein.

The Property is not the usual place of residence of the Grantors.

Witness our hands this 13th day of February, 1991.

W. Fred Williams

R. Hilton Wickham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Cathy H. Pruitt, a Notary Public of said County and State, W. Fred Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 13th day of February, 1991.

Cathy H. Pruitt
Notary Public

My Commission Expires: 3/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Cathy H. Pruitt, a Notary Public of said County and State, R. Hilton Wickham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 13th day of February, 1991.

Cathy H. Pruitt
Notary Public

My Commission Expires: 3/27/93

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 3 on the Final Plat Resubdivision of Lot Four, Bridle Path Estates, Block "B", as of record in Plat Book 7900, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, as prepared by James D. Wamble, Tennessee Land Surveyor No. 1136, Wamble & Associates, 783 Old Hickory Boulevard, Suite 301 East, Brentwood, Tennessee 37027.

Being a portion of the same property conveyed to W. Fred Williams and R. Hilton Wickham as tenants in common, by deed from The Brothers Partnership, a Tennessee general partnership composed of Stuart S. Southard and Meredith E. Flautt, Jr., of record in Book 8030, page 779, Register's Office for Davidson County, Tennessee.

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