Form No. WD-6

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BOOK 8485 PAGE 489

FROM

W.E. Haselton and wife, Suzanne H. Haselton and Barbara C. Haselton **AND** James C. Vance, Trustee

TO James C. Vance, Trustee

FROM

TO Barbara C. Haselton

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara C. Haselton (NAME)	SAME (NAME)	Map 169
8660 Haselton Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 45(113)
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Mail → James C. Vance, Attorney
237 Old Hickory Boulevard
Nashville, TN 37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 10.00 Barbara C. Haselton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November 19 93

Notary Public

MY COMMISSION EXPIRES: May 28, 1995
(AFFIX SEAL)

FOR AND IN CONSIDERATION of the sum of ten dollars and other good and valuable considerations and for the express purpose of making a re-conveyance to create a fee simple estate in Barbara C. Haselton

We, W.E. Haselton and wife, Suzanne H. Haselton, and Barbara C. Haselton, individually and as heir to the Estate of John E. Haselton

by these presents do hereby quitclaim and convey unto any interest we have in said property unto James C. Vance, **Trustee, his successors and assigns, the following described tract or parcel of land, to wit:**

TRACT 3 of Haselton Subdivision, in the Second Civil District of Davidson County, Tennessee, of record in Book 6250, page 805, R.O.D.C. being a part of the same property conveyed to W.E. Haselton and wife, Suzanne H. Haselton, and John E. Haselton and wife, Barbara C. Haselton, by Chancery Court deed from Clerk and Master, Christina Norris, of record in Book 6491, page 930, R.O.D.C. Said interest of John E. Haselton, deceased, passing to his widow, Barbara C. Haselton, pursuant to the probated Estate of John E. Haselton under docket number 95268. Said tract containing 3.008 acres more or less.

Said property is conveyed subject to the restrictive covenants attached hereto and marked as EXHIBIT "A".

6 1 9 3 0

IDENTIFICATION REFERENCE

Nov 14 9 56 AM '93

This is [ ] unimproved [X] improved property, known as Haselton Road (House Number) (Street) Nashville, TN 37221 P. O. Address: (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said James C. Vance, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Barbara C. Haselton any interest I have as trustee in said property

her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 3rd day of November, 19 91.

Barbara C. Haselton
Barbara C. Haselton

W.E. Haselton
Suzanne H. Haselton
James C. Vance, Trustee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, May N. Vance, a Notary Public in and for said County and State, the within named, W.E. Haselton and wife, Suzanne H. Haselton, and Barbara C. Haselton, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of November, 19 91.

May N. Vance
Notary Public.

My commission expires: May 28, 1995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, May N. Vance, a Notary Public in and for said County and State, the within named James C. Vance, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of November, 19 91.

May N. Vance
Notary Public.

My commission expires: May 28, 1995

9237 11/14 0101 03CHECK 9.00

RESTRICTIVE COVENANTS

For a period of fifty (50) years from the date of this deed to-wit:

1. This tract of real property shall not be used for any purpose except for residential purposes, and no residential building shall be constructed, altered or used for occupancy by more than one family.

2. No part of said real property shall be subdivided or reconveyed so as to permit a building lot area of less than the original parcel described above.

3. Any residential structure constructed on said real property shall contain not less than two thousand (2,000) square feet of enclosed floor space for living purposes per family dwelling unit, excluding any attached garage or below grade basement area. The exterior walls of such residential structure above grade shall be of stone, brick or masonry brick (but not concrete block or field stond), or wood (painted) or weathered unpainted western cedar or equivalent, over at least 75% of said area, exclusive of windows and doors. The fireplace may be of stone. The roof of such residential structure shall have a slope of not less than three (3") inches of vertical rise per twelve (12") inches of horizontal distance.

4. Nothing herein shall be deemed to prevent the use of a portion of any residence as an office for any business or profession conducted by the occupant of such residence; provided that not more than one-fourth (1/4) of the total area of such residence shall be devoted to such office space.

5. No noxious or offensive trade or activity shall be conducted or maintained on the real property herein conveyed, nor shall anything be done which can constitute a nuisance.

6. Nothing herein shall be deemed to prevent the construction of any barn, garage or other out-building on said real property; but any such barn, garage or out-building shall be located on the westerly one-half of the property herein conveyed.

7. No trailer, basement home, tenant garage, barn or other out-building shall be erected or used as either temporary or permanent residence and no outside privy or toilet shall be erected.

8. If any owner or occupant of the property hereinabove described shall violate or attempt to violate any of the covenants or restrictions contained herein, then the grantors herein, or any of their successors in interest, at any time may institute proceedings at law or in equity against the person or persons violating or attempting to violate said covenants and restrictions, to prevent such violation by injunction, or to recover damages for such violation.

9. If any one or more of the covenants or restrictions herein contained are declared invalid by order of any Court having jurisdiction, such invalidation shall in no way affect any other restriction herein contained, all of which shall remain in full force and effect, each restriction being treated as a separate covenant.

EXHIBIT "A"