75544

IDENTIF. # REFERENCE

mail

This instrument prepared by:
SUPERIOR TITLE & Escrow Services, Inc.
919 West Main Street, Suite U-3
Hendersonville, TN 37075
(615)-822-9232

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File #: 94-1550

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

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FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,

Paulo C. Acosta and Estrella P. Acosta, husband & wife

hereinafter called GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto Lester L. Sadler, Jr., unmarried

hereinafter called GRANTEE(S), their Heirs and Assigns, a certain tract or parcel of land, together will all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows:

Property located in the 11th CD of Nashville, Davidson County, Tennessee being revised Lot One of Phase One-A, Hillenglade Subdivision as of record in Plat Book 7900 at page 349, Register's Office, Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point, said point being on the west right-of-way of Brick Church Pike, said point also being the northeast corner of Lot Six, Brick Church Pike Estates, as of record in Plat Book 6250 at page 657, R.O.D.C., TN; thence leaving said pike and following the north line of said Lot Six, South 6 deg. 00' 59" W 378.07 feet to a point; thence leaving said Lot Six, North 07 deg. 48' 46" E 132.33 feet to a point on the south margin of Hillenglade Drive; thence following said south margin North 83 deg. 11' 14" E 322.39 feet to a point, thence South 57 deg. 11' 22" 54.27 feet to a point on the west right-of-way of Brick Church Pike; thence following said west right-of-way with a curve to the right having a central angle of 07 deg. 07' 27", a radius of 942.80 feet, an arc length of 117.23 feet and a chord bearing and length of south 13 deg. 23' 21" E 117.15 feet to the point of beginning, containing 1.186 acres, more or less.

This conveyance is also made subject to those restrictions attached hereto and recorded herewith and incorporated herein by reference.

PROPERTY ADDRESS: 3934 Brick Church Pike, Nashville, TN 37207

BEING the same property conveyed to GRANTOR(S) by deed recorded in Book 7082 at page 548, Register's Office for said County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said GRANTEE(S), their heirs and assigns, in fee simple forever.

SAID CONVEYANCE IS MADE SUBJECT to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year 1994 and subsequent years.

THE SAID GRANTOR(S) does/do hereby covenant with the said GRANTEE(S) that he/she/they is\are lawfully seized in fee simple of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the title and quite possession thereto he/she/they will warrant and defend against lawful claims of all persons, claiming same by, through or under him/her/them no further or otherwise.

IN WITNESS THEREOF, the undersigned have set his/her/their hand and sell on this 26th day of July, 19 94

X _____
Paulo C. Acosta

X _____
Estrella P. Acosta

State of Tennessee
County of Davidson

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On this 26th day of July, 1994, before me, a Notary Public in and for said State and County, personally appeared Paulo C. Acosta and Estrella P. Acosta with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and official seal.
My Commission Expires:

January 26, 1997

Kenneth C. Kant Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19 ____, before me, a Notary Public in and for said State and County, personally appeared _____ with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they is the _____ of _____, a the within named bargainor, a corporation/partnership/joint venture and as such _____, executed the foregoing instrument for the purposes therein contained on behalf of said bargainor.

Witness my hand and officious seal.
My Commission Expires:

January 26, 1997

Kenneth C. Kant Notary Public

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 218,000.00

AFFIANT

Subscribed and sworn to before me, this the 26th day of July, 1994.

My Commission Expires:
January 26, 1997

Kenneth C. Kant Notary Public

MAP AND PARCEL #: 041-00-0 148.00

ADDRESS OF NEW OWNER:	*SEND TAX BILLS TO:*
Lester L. Sadler, Jr.	First Tennessee Bank, National Association
3934 Brick Church Pike	P.O. Box 351
Nashville, TN 37207	Memphis, Tennessee 38101

SUPERIOR TITLE & Escrow Services, Inc.
919 West Main Street, Suite U-3, Hendersonville, TN 37075

RESTRICTIVE COVENANTS

The Property shall be conveyed to BUYER at Closing subject to the following Restrictive Covenants which shall be covenants running with the land and be binding upon BUYER, his successor, heirs and assigns for a period of twenty (20) years from the date of said conveyance.

1. LAND USE AND BUILDING TYPE

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a) This area is zoned R20.

b) No parcel, part, portion or lot of this property shall be used except for residential purposes exclusively.

c) No building shall be erected, altered, placed or permitted to remain on any portion of the herein described property other than one detached single-family dwelling.

d) No exposed block or concrete foundation shall be visible above grade.

e) No garage shall be permitted unless attached to a dwelling.

f) No detached building or any other structure of any kind shall be erected, altered, placed or permitted to remain upon any tract of land other than a barn, a gazebo or a swimming pool, cabana, or other structure used solely as an auxiliary appurtenance to a swimming pool. Such structures have to be of the same material and architectural style as the residential building.

2. ARCHITECTURAL CONTROL

Each residence must be designated for the particular tract of land upon which it is to be erected by a licensed Architect who will use special emphasis on the harmony of external design with existing structures, minimal disruption of the natural vegetation, location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line.

3. DWELLING QUALITY AND SIZE

All dwellings shall be of a high quality workmanship and materials. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 2,700 square feet for a one-story, and one-half story or split level single family dwelling of more than one story.

4. BUILDING LOCATION, RESUBDIVISION

No building or any part thereof, shall be erected on any lot nearer than the building set-back line, as shown on the recorded plat. All other setback lines shall conform to the requirements of Subdivision Regulations of the Davidson County Planning Commission and the Zoning Commission of the City of Nashville, Tennessee. No lot or lots as shown hereon shall be subdivided, re-subdivided, altered or changed as to provide less are than established by the recorded plan of this subdivision unless otherwise approved by the Planning Commission of Davidson County, or Board of Zoning Appeals.

5. EASEMENTS

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and as otherwise shown by the public records. Within these easements, no structure, plant or other material shall be placed or permitted to remain which may damage or interfere with the installation and

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maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements.

The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

Overhang easements, as shown on the recorded plan and as otherwise shown by the public records, shall be for the purpose of permitting overhang wires and cables of public utilities, such as electric, telephone telegraphs, etc.

6. NUISANCES

No noxious or offensive activity shall be carried on upon any tract of land, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

7. TEMPORARY AND INCOMPLETE STRUCTURES

No temporary or incomplete structure may be used temporarily or permanently as a residence. No other structures, approved outbuilding or barn not substantially completed may be used. Building material and tool sheds may be erected prior to the construction of the main residence but must be removed promptly after the dwelling is completed.

8. LIVESTOCK, POULTRY AND VEGETATION

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that of dogs, cats, horses, ponies or burros, and ducks for the pond. Dogs may be kept provided they are confined to the lot of their owners by leash or fence; provided they are not kept, bred or maintained for any commercial purposes; and provided that they are not kept in such numbers as to become a nuisance. Vegetable gardens for home consumption only are permitted but the area utilized for such purpose must be hidden from public view by either an evergreen hedge, trellis or fence with evergreen or blooming vines or roses.

9. GARBAGE REFUSE AND DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. Sanitary containers shall be screened form the view of neighbors or the public.

10. OTHER PROHIBITED OR RESTRICTED ACTIVITY

a) No mobile home or house trailer may be stored on any tract of land.

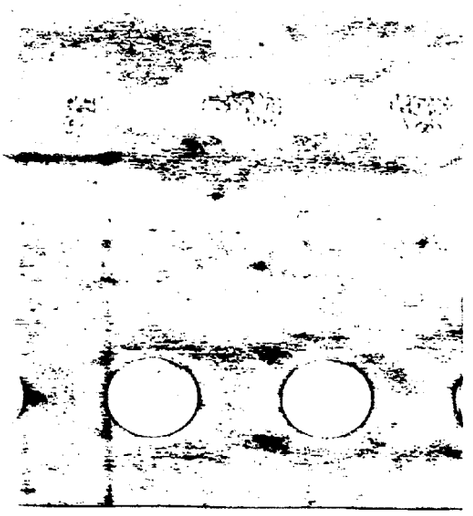
b) Junk cars may not be kept on any lot. Automobiles may not be assembled, disassembled or serviced in plain view on the tract of land.

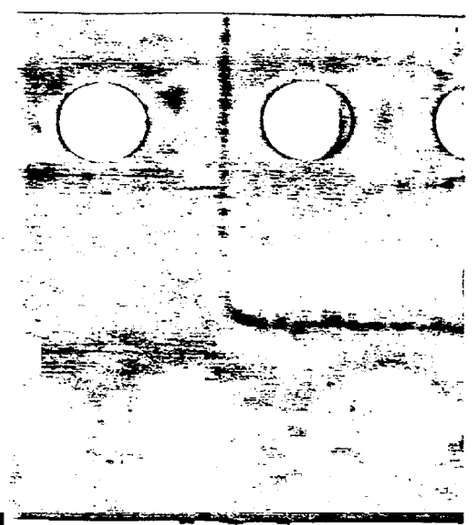
c) No old houses may be brought into the subdivision and erected on any lot.

d) No trade or business shall be carried on any of the parcels. No commercial signs may be erected on any lot.

e) No motorcycles, motor bikes, minibikes, trail bikes or other similar motor driven bikes shall be operated upon any parcel or lot in any manner so as to disturb or annoy owners of any other lots.

f) No material such as lumber, barrels, boxes, scrap metal, junk or other material which would detract the general appearance of the neighborhood is permitted to be stored, placed or stacked on any lot.





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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 218000.00
CON TX 806.60
PRFEE 1.00
WDEED 16.00
TOTAL 823.60
CHECK 823.60

07/28/94 01 09:47 0001 1746

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75544
IDENTIF. ↑ REFERENCE

94 JUL 28 AM 9:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 818297