This instrument prepared by:

Warren M. Smith
GLASGOW & VEAZEY
Post Office Box 198681
Nashville, Tennessee 37219-8681

BOOK 9945 PG 153

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randolph A. Veazey and wife, Teresa Veazey	same	
(NAME)	(NAME)	
1321 Chestnut Drive		6D 54022
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN 37027		Map 180-29
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, James G. Tidwell and wife, Inell H. Tidwell *have this day bargained and sold, and do hereby transfer and convey unto the said* Randolph A. Veazey and wife, Teresa Veazey *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land lying in the 6th Civil District of said county, described according to a survey by Harold R. Morris, Surveyor, made October 4, 1968, being more particularly described as follows:

Being Tract #2 of the unrecorded subdivision of the Marvin W. Moore Farm; beginning at a point in the southern margin of Holt Road, said point being a common corner of Tract #1 and Tract #2; thence with the said southern margin of Holt Road, S 88°35'00" E, 215.0 feet to a point, said point being a common corner of Tract #2 and Tract #3; thence leaving said southern margin of Holt Road, S 1°25'00" W, 805.51 feet to a point; thence N 87°08'48" W, 7.06 feet to a point; thence N 89° 24'48" W, 208.05 feet to a point; thence N 1°25'00" E, 812.90 feet to the point of beginning, containing 4 acres, more or less.

Being the same property conveyed to James G. Tidwell and wife, Inell H. Tidwell by deed from Peter Lunati and wife, Barbara Lunati of record in Book 5229, page 352, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following restrictions, which shall be binding upon Grantees herein, their successors, heirs or assigns, until July 1, 2000; (1) each residence shall contain a minimum living area of 1400 square feet and the exterior portion of each residence shall be constructed of 50% stone or brick; (2) each residence shall have a 100 foot minimum setback line from the road on which it fronts, and a minimum side line clearance of 50' on the easterly margin; (3) no temporary basement houses or trailers shall be allowed and all out-buildings shall be of finished materials; (4) there shall be no commercial poultry or hog houses on said property; and (5) in the event any or all the aforementioned restrictions are violated, a suit in equity may lie against the violator by the Grantors.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 52,000.00

Subscribed and sworn to before me this the 9TH *day of* FEB *19* 96

My commission expires: 7/25/98 *(Affix Seal)*

Affiant

Notary Public

This is unimproved (X) property, known as 604 Holt Road *(House Number) (Street)* Nashville, TN *(P.O. Address) (City or Town)*
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 9TH *day of* February, *1996, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James G. Tidwell
JAMES G. TIDWELL

Inell H. Tidwell
INELL H. TIDWELL

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Connie Jones, *a Notary Public in and for said County and State,* James G. Tidwell and wife, Inell H. Tidwell

the within named bargainors, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* ____ *day of* February, 1996.

Notary Public

My Commission Expires: 7/25/98

STATE OF
COUNTY OF

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in _____, *this* _____ *day of* _____, *19*___.

Notary Public

My Commission Expires: _____

PICK-UP

IDENTIFICATION REFERENCE

01149592

96 FEB 12 AM 10:48

FELIX Z. BRASCHER, REGISTER
DAVIDSON COUNTY, TN.

7141 02/12 0101 03CHECK 201.40

WARANTY DEED

FROM
James G. Tidwell and wife,
Inell H. Tidwell

TO
Randolph A. Veazey and wife,
Teresa Veazey



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

RECEIVED OF _____

FOR _____

BOOK 9945 PG 155

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 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 8.00
TOTAL 201.40
CHECK 201.40

02/12/96 01 10:52 0001 7141

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01495 92 IDENTIF. & REFERENCE

96 FEB 12 AM 10:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1005342