# OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10512 PG 882

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Lela Christian
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF June

Samuel F. Anderson
NOTARY PUBLIC

My Commission expires: 3/27/99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

Samuel F. Anderson, Atty., 2016 8th Ave., S., Nashville, 204
NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Lela Christian (NAME) | SAME (NAME) | P/O 127-12 |
| 4291 Gourley Road (ADDRESS) | (ADDRESS) | |
| Pegram, TN 37143 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## Warranty Deed

**For and in Consideration of** the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Frank O. Bates and Mattie Lou Resha

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Lela Christian

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED

0321796
IDENTIF. ↑ REFERENCE

97 JUL -1 PM 1:29
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

9569 07/01 0101 03CHECK 239.00

unimproved ( X )
This is improved ( ) property, known as _____
(House Number) (Street) (City) (State) (Zip)

**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. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hands this 30th day of June, 1997.

Frank O. Bates

Mattie Lou Resha

Joanne L Bates

**INDIVIDUAL ACKNOWLEDGMENTS:**

BOOK 10512 PG 883

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Frank O. Bates and wife, Jennie L. Bates and Mattie Lou Rosha, unmarried, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of June, 19 97.

My Commission expires:
3/24/01

Notary Public

STATE OF TENNESSEE SAMUEL ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

**CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:**

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

**EXHIBIT "A"**

Beginning at an iron pin located in the northerly right-of-way of Charlotte Pike (Highway 70N); said pin being the southwest corner of the Mary Edith Boone Smith property (Deed Book 8017, Page 196); thence with the northerly right-of-way of Charlotte Pike as follows; S. 53 40' W a distance of 144.72 feet to a point; westerly with a curve to the right, having a radius of 2825.00 feet a distance of 895.28 feet the true point of beginning; said point being the southwest corner to Tract 4 and the southeast corner of the herein described land; thence with the northerly right-of-way of Charlotte Pike as follows; westerly with a curve to the right, having a radius of 2825.00 a distance of 80.17 feet (LC = S 72 38' W, 80.17') to a point; N 16 33' W a distance of 10.00 feet to a point; westerly with a curve to the right, having a radius of 2815.00 feet a distance of 179.83 feet (LC = S 75 17' W. 179.80') to an iron pin located at the southeast corner of Tract 2; thence with Tract 2 N 0 26' W a distance of 2211.11 feet to an iron pin located in the southerly line of the Gary Smith property; thence with Smith's line S 88 04' E a distance of 253.90 feet to an iron pin located at the northwest corner of Tract 4 thence with Tract 4 S 0 26' E a distance of 2142.48 feet to the point of beginning, containing 12.68 acres more or less, according to a survey performed by Ronny G. Brown Surveying, RLS No. 763, Franklin, Tennessee, dated May 22, 1997. Tennessee, dated May 22, 1997.

Being part of the same property conveyed to Frank O. Bates and Mattie Lou Resha by deed from Clark H. Tidwell, Successor Trustee of record in Book 7872, page 825 Register's Office for Davidson County, Tennessee.

Jeannie L. Bates joins in this conveyance for the express purpose of conveying any right, title or interest she may have in said property by viture of her marriage to Frank O. Bates.

The above described property is conveyed to the Purchasers, their heirs and assigns, subject to the following restrictive covenants which are covenants running with the land and binding on and enforceable by the Purchasers, their heirs and assigns until June 12, 2017.

1. Any residence built upon the property must contain a minimum of 1,700 square feet of improved living area for a one story home and a minimum of 1,500 square feet on the first floor of a two story home. Said area does not include decks, patios, garages and/or carports.

2. Any residence must set back a minimum of 100 feet from the road and a minimum of 25 feet off side and rear lines.

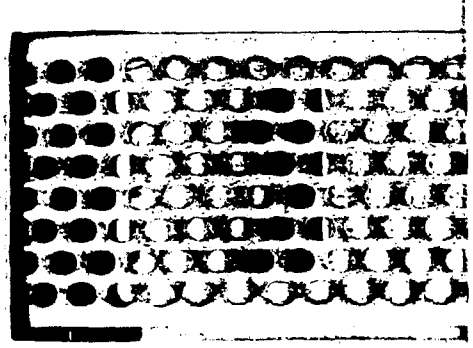
3. Any detached garage, carport, utility building or barn must be built and located to the rear of the residence.

4. No trailer, mobile home, modular home, basement only, garage, or other out building shall at any time be used as a residence, either temporary or permanently, nor shall any residence of a temporary character be permitted on said property.

5. No poultry or swine operations shall be carried on upon the property. No noxious or offensive trade or business of any kind shall be carried on upon the property, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.

6. No abandoned and/or inoperable vehicles, junk or litter to be left outside a building; property must be kept in a neat and orderly way.

7. No illegal use of the property will be permitted.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10512 PG 886

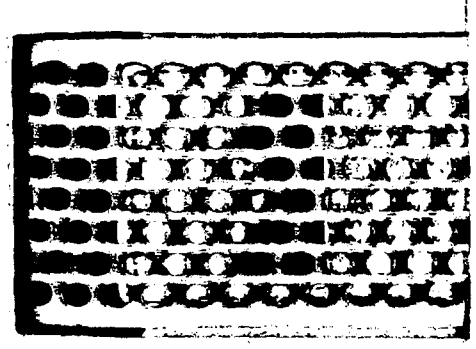
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 16.00
TOTAL 239.00
CHECK 239.00

07/01/97 01 13:29 0001 9569

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03211796
IDENTIF. ↑ REFERENCE

97 JUL -1 PM 1:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY. TN.

**No.** 1169353