THIS INSTRUMENT PREPARED WITHOUT TITLE SEARCH, FROM INFORMATION PROVIDED BY THE PARTIES by:

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Hermitage, Tennessee 37076
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GRANTEE: OLD HICKORY COMMUNITY CHURCH

Map & Parcel No. 053-02-0 020.00

ADDRESS: 1200 CUNNINGHAM STREET DAVIDSON COUNTY, OLD HICKORY, TENNESSEE 37138

MAIL ENV.

98 AUG 27 PM 2:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0480502
IDENTIF. # REFERENCE

Send Tax Notice to: CHAIRMAN, BOARD OF TRUSTEES
OLD HICKORY COMMUNITY CHURCH
1200 CUNNINGHAM STREET
DAVIDSON COUNTY,
OLD HICKORY, TENNESSEE 37138

# *PERSONAL REPRESENTATIVE'S QUITCLAIM DEED*

**Lula Henry,** died on the 27th day of May, 1997, leaving a Will dated the 19th day of February, 1997. The Will was admitted to probate on the 20th day of November, 1997, in the **Probate Court, Davidson County, Tennessee, Docket No. 97 P 1674**. The Will named **Marline Woods and Barbara J. Woods** as Co-Personal Representatives of the Will and Estate of Lula Henry. The Co-Personal Representatives are duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received being receipt number NT 126975, Account No. 97-11607, a copy of which is attached hereto and incorporated herein as Exhibit A. The Co-Personal Representatives by signing this Deed release any right the Co-Personal Representatives have to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the provisions of the Will of Lula Henry, the Co-Personal Representatives, Quitclaim to the Old Hickory Community Church all right, title and interest in and to the following described parcel or tract of real estate in the Fourth Civil District of Davidson County, Tennessee, **To wit:**

**BEING** Lot No. 304, Section "C-2", Village of Old Hickory as shown on plan recorded November 10, 1950, Book 1835, Page 29, in Register's Office for Davidson County, Tennessee; located on southeast corner of the intersection of Cunningham and Thirteenth Streets, containing 0.13 acres, more or less;

**SUBJECT** to and/or reserving one (1) permanent easement 14 feet wide for utilities, together with all rights in connection with said easement, Including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

The following covenants to be deemed and considered as covenants running with the land and binding upon GRANTEES and all future owners of the property for the benefit of all the property located within the "OLD HICKORY VILLAGE" in the Fourth Civil District of Davidson County, Tennessee, are expressly made a part of this conveyance by agreement between GRANTOR and GRANTEES:

1. No trade or business of any kind or character which might result in a nuisance shall be erected, permitted, maintained or operated upon any of the land included in the said tract, nor shall any building designed or intended for use for any such purpose be erected thereon;

2. No nuisance shall be permitted or maintained upon any portion of said property;

3. No sale of alcoholic beverages shall be permitted;

4. No poultry, hogs, cattle or other livestock shall be kept thereon;

5. No building shall be erected on the land except a building designed and used for residential purposes, and no such building shall be designed or used for the accommodation of more than two separate dwelling units, each large enough to accommodate only one family, and no structure shall be erected on the property, in addition to the dwelling house, except a garage building and servants' dwelling, not to exceed two stories in height, and not to exceed space for the storage of two automobiles.

6. No trailer, basement, tent, or outbuildings erected on the tract shall at any time be used as a residence temporary or permanent, with the exception of the servant quarters, as permitted in the preceding paragraph;

7. The foregoing covenants shall be binding an the Grantees and all future owners of the property for a period of twenty (20) years from July 1, 1947;

8. GRANTEES and all future owners of the tract agree to comply strictly with all applicable zoning restrictions promulgated from time to time by the Quarterly Court of Davidson County and all plans for new buildings erected on any portion of the tract must be submitted to and approved by GRANTOR, its successors and assigns, with the right reserved to GRANTOR to specify position of buildings on the lot and type of construction of all buildings until such date as said GRANTOR, its successors or assigns, may relinquish such right in regard to buildings by a written instrument duly executed and recorded in the Register's Office for Davidson County, Tennessee, which date shall in no event exceed twenty (20) years from July 1, 1947.

Being the same property conveyed to **Joe Henry and wife, Lula M. Henry,** as tenants by the entireties, by warranty deed from E. I. DuPont de NEMOURS and COMPANY, a Delaware Corporation, and

noted in the Register's Office for Davidson County, Tennessee, in Book No. 75, at page 17 and recorded in the Register's Office for Davidson County, Tennessee, in Book 2011, at page 309, the 25th day of June, 1951.

**This transfer is by Quitclaim and we make no warranties about the title.**

This is [ X ] improved [ ] unimproved property, known as:

| 1301-3 | Cunningham Street | Old Hickory | Tennessee | 37138 |
|---|---|---|---|---|
| (House Number) | (Street) | (City) | (State) | (Zipcode) |

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 HAND(S) THIS** 26th **DAY OF** August, **1998.**

**Estate of Lula Henry, deceased**

**BY:** Marline Woods
**Marline Woods,**
**Co-Personal Representative**

**Witness**

**Estate of Lula Henry, deceased**

**BY:** Barbara J. Woods
**Barbara J. Woods,**
**Co-Personal Representative**

**Witness**

**ACKNOWLEDGMENTS:**

**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 **Marline Woods and Barbara J. Woods,** the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

**WITNESS MY HAND AND OFFICIAL SEAL at office this the** 26th **day of** August, **1998.**

**BY:**
**Notary Public**

**My Commission Expires:**
5/27/99

ROBERT H. STUART NOTARY PUBLIC AT LARGE WILSON CO. TENN

State of Tennessee )
County of Davidson )

**THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $00.00 and other good and valuable consideration. This deed is used to evidence the distribution of real property to the above named beneficiary pursuant to the provisions of the Last Will and Testament of the decedent, Lula Henry.**

**Estate of Lula Henry, deceased**

**BY:** Marline Woods
**Marline Woods, Affiant**

**Estate of Lula Henry, deceased**

**BY:** Barbara J. Woods
**Barbara J. Woods, Affiant**

**SUBSCRIBED AND SWORN BEFORE ME THIS THE** 26TH **day of** August, **1998.**

**BY:** [signature]
**Notary Public**

**My Commission Expires:**
5/27/99

ROBERT W. S... NOTARY PUBLIC AT LARGE WILSON CO. TENN.

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