THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)	**Send Tax Bills To**	**Parcel Id.**
Marsha Johnston 8152 Foxdale Court West Chester, OH 45069	Same	044 15 0 186.00

Quitclaim Deed

This conveyance is made by Marie J. Harris, a widow, Grantor, to Marsha Johnston, Trustee under the Revocable Trust Agreement of Marie Harris, February 13, 2013, Grantee.

The Grantor hereby conveys and quitclaims unto the Grantee, all of her right, title and interest in and to the described real estate, located in Davidson County, Tennessee, to-wit:

See Exhibit "A"

Being the same property conveyed to William E. Harris and Marie J. Harris, his wife, tenants by the entireties, by deed from E. I. du Pont de Nemours and Company, a Delaware corporation, of record in Deed Book 1977, Page 361, Register's Office for Davidson County, Tennessee.

William E. Harris and Marie J. Harris were married in Nashville, Tennessee on October 12,1935. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of W.E. Harris in Nashville, Tennessee in March 2004; and Marie J. Harris conveys as surviving tenant by the entirety.

Marsha Johnston and Marsha Harris Johnston is one in the same person.

The Grantee, as trustee, shall have the sole, absolute, and uncontrolled power, discretion, and authority to protect, conserve, sell, lease, encumber, gift, or otherwise manage and dispose of the real property described above.

IN WITNESS WHEREOF, Grantor has hereunto set her hand on February 13, 2013.

Marie J. Harris by Marsha Harris Johnston

Marie J. Harris by Marsha Harris Johnston as Attorney in Fact,
Grantor

BILL GARRETT, Davidson County
Trans:T20130013798 DEEDQC
Recvd: 02/19/13 15:10 3 pgs
Fees:17.00 Taxes:0.00
20130219-0016518

State of Tennessee
County of Sumner

On February 13, 2013, personally appeared before me Marsha Harris Johnston, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Marie J. Harris, and who acknowledged that she executed the same as attorney-in-fact for Marie J. Harris.

Debra Y King

Notary Public

My commission expires: July 30, 2014

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee)
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $0.00. Subscribed and sworn to before me, on February 13, 2013.

Marsha Johnston

Marsha Johnston, Trustee, Affiant

Debra Y King

Notary Public
My commission expires: July 30, 2014



EXHIBIT "A"

A certain tract or parcel of land in the Fourth Civil District of Davidson County, State of Tennessee, described as follows to-wit:

BEING Lot No. 224, Section "A", Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 68, in Register's Office for Davidson County, Tennessee; fronting 51.9 feet on Jones Street, containing 0.10 acres more or less;

SUBJECT to and/or reserving one (1) permanent easement 10 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 Grantee.

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 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 servants' quarters, as permitted in the preceding paragraph;
7. The foregoing covenants shall be binding on 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 try of construction of all building 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.