

WARRANTY DEED
OAKLYN SUBDIVISION

FOR AND IN CONSIDERATION of the sum of Eighty Five Hundred Dollars and no/100

Dollars (\$ 8500.00), cash paid in hand the receipt whereof is hereby acknowledged, We, MILLARD V. OAKLEY and wife, ROMA J. OAKLEY, hereinafter called the Grantors, have bargained, sold and by these presents do hereby transfer, sell and convey unto:

IRA SHERRILL

hereinafter called the Grantee, his heirs, successors, or assigns, a certain tract or parcel of land in the First Civil District of Cumberland County, Tennessee, described as follows:

Being the following lots in the Oaklyn Subdivision:
Lots Nos. 57-62 & 80, Plat 1 Revised
Lots Nos. 79 & 91, Plat 2 Revised

The plat of said Oaklyn Subdivision including the above lots duly appears of record in the Register's Office of Cumberland County, Tennessee, in Plat Book 6 page 6 Page 7, and reference is made to said plat of record for the metes and bounds description of said lots.

This being a portion of the land heretofore conveyed to the Grantors by Catela Devore, and same appears of record in the Register's Office of Cumberland County, Tennessee, in Deed Book 117 page 442-443.

TO HAVE AND TO HOLD the said tract or parcel of land with all of the appurtenances, estate, title and interest thereto belonging unto the Grantee, his heirs, successors or assigns, forever.

And the Grantor covenants with the Grantee that it is lawfully seized and possessed of said land in fee simple and possessing a good right to convey same, and that same is unencumbered. The Grantor further covenants with the Grantee, and binds himself, his heirs, successors and representatives to warrant and defend the title to said land to the Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

The Grantor will pay all taxes up to and including the taxable year of 19 72, and the Grantee assumes the taxes for all subsequent years.

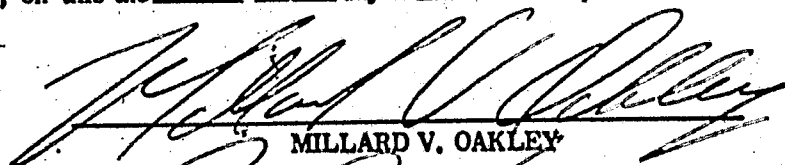
This conveyance is made subject to the following restrictions and covenants, and said restrictions and covenants shall run with the land and binding upon all future owners of said land.

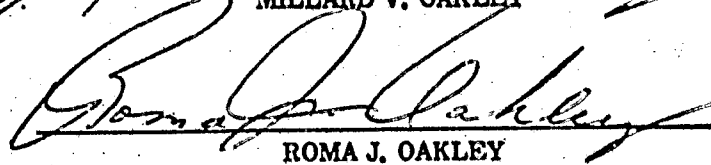
1. That said property shall be used solely and only for residential purposes. However, this shall not be construed so as to prohibit the owner from renting or leasing the property so long as it is leased or rented for residential purposes only.
2. That no outside toilet facilities or any type of outdoor privy will be used or maintained on said land.
3. That no swine or other type of commercial animals will be maintained on said land that are for the purpose of resale.
4. That no used or junk automobiles or other type of junk will be maintained on said land.
5. That all State and Local Building Codes must be complied with.
6. No house or residence shall be constructed thereon having less than one thousand (1000) feet of heated floor area.
7. That no temporary building shall be maintained on said land, this to expressly include mobile homes and other type of moveable homes.
8. That no used residential property will be moved thereon.

The Grantee, his heirs, or assigns, shall hold the herein conveyed property subject to and encumbered with the foregoing restrictions and covenants.

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.

Dated in Cumberland County, Tennessee, on this the 6th day of June, 19 73.


MILLARD V. OAKLEY


ROMA J. OAKLEY

Prepared by
Law Offices of
Millard V. Oakley
Livingston, Tennessee

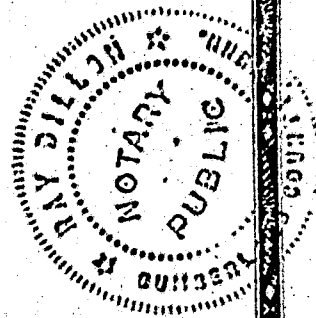
STATE OF TENNESSEE
COUNTY OF CUMBERLAND

Before me, the undersigned Notary Public for the County and State aforesaid, personally appeared Millard V. Oakley and wife, Roma J. Oakley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Cumberland County, Tennessee, this, the 6th day of June, 19 73.

Ray Dillon
NOTARY PUBLIC

My commission expires:
6/14/75



I or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 8500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Ira L. Sherrill

Subscribed and sworn to before me this the 6th day of June, 19 73.

Rhoda Mae Davis
Register

My commission expires: _____

STATE OF TENNESSEE, CUMBERLAND COUNTY, REGISTER'S OFFICE

The foregoing instrument, and certificate were noted in Note Book N Page 255 at 10:10 o'clock A.M

June 6 1973 and recorded in Deed Book 135 Series _____ Page 299 State Tax 22.10
Fee 4.50 Total \$ 26.60

Witness my hand.

Rec. # 14823

Rhoda Mae Davis, Register

B. J. B. 281
City