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80060

3/19/40

WARRANTY DEED

FROM

Mildred Keith and

Ruth Keith

TO

Otis M. Maines et ux

The Guaranty Title Co.

Titles Guaranteed

Abstracts of Titles

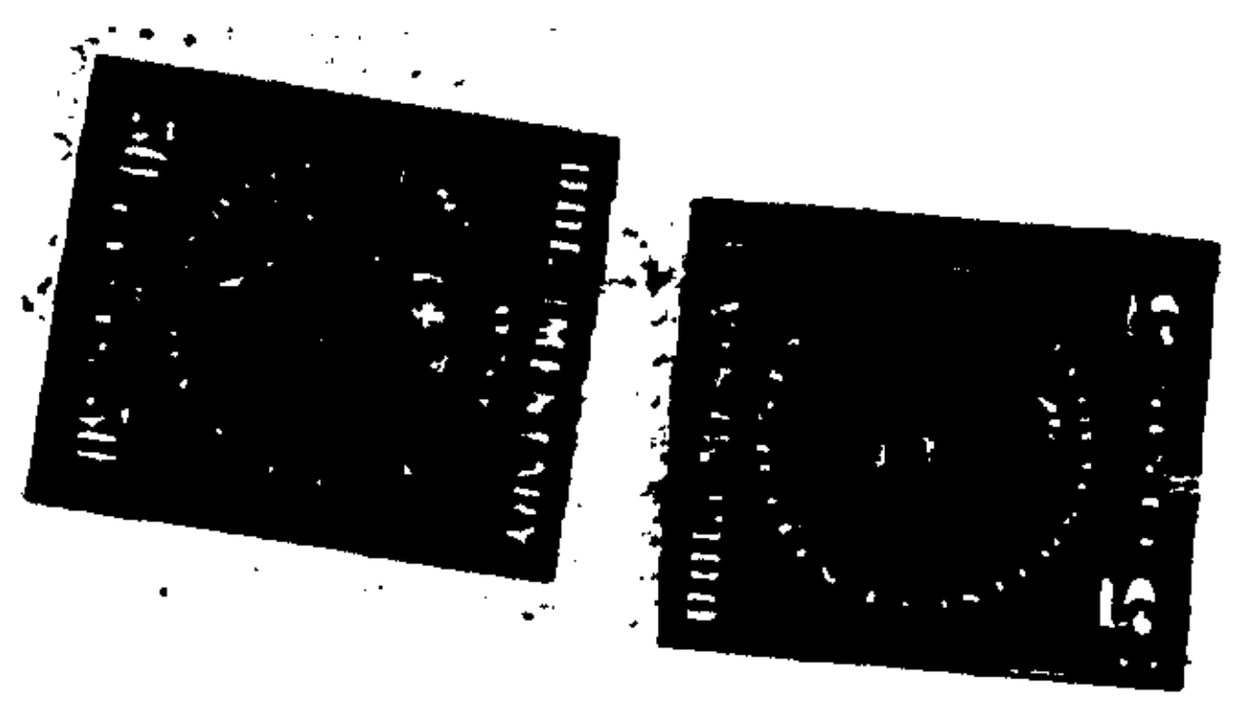
225 Third Ave., North

NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day
of FEB A.D. 1947
at 1:10 o'clock P M.
Noted in Book 63 Page 266
Recorded in Book ... Page ...
Recording Fee $.50
FRED JACKSON, Register
By ... Dpt. Reg.

WARRANTY DEED — J. R. WEST FORM — THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of Three Hundred and no/100 ($300.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, we, Mildred Keith and Ruth Keith



have bargained and sold, and by these presents do transfer and convey unto the said Otis M. Maines and wife, Callie G. Maines, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 12 of Block B, of OVERLOOK ESTATES, a sub-division in the County of Davidson, State of Tennessee, a plat of which sub-division is of record in Book 843, page 105, Registers Office of said County. The property is sold and hereby conveyed subject to the following restrictions, to-wit; That the said property shall not be sold, leased, or rented to any negro or person of African descent. No residence shall be erected within twenty five (25) feet of the front line of said property. The said sub-division of which the above described property is a part and parcel therefore, is restricted to residence only, excepting lots fronting on Gallatin road of Anderson Lane, upon which either Residence or Business stores may be constructed. Business or Residence erected upon said property shall contain not less than 450 square feet of floor and no sheet metal or corrugated iron shall be used in construction thereof. It is expressly understood that any building erected upon said property shall be completely finished on the exterior in brick, stucco or siding. If siding, it shall be painted with not less than two coats of paint before being occupied. No outside toilets may be erected on the property. Plans for any building to be constructed on said property, costing less than $1000.00 must be approved by the seller's architect. The foregoing stipulation, covenents and conditions are and shall be binding and obligatory upon the grantee, his heirs, devisees, successors and assigns, and it shall be agreed that each and all of said stipulations, covenants and conditions shall attach to and run with the land and shall be binding and obligatory upon each and every purchaser who may now, or hereafter, own, possess, occupy or use said premises, or any part thereof, also any building, or structure, there on under any tenure whatsoever, for a period of fifty years from date thereof, date being April 7th, 1936.