1468

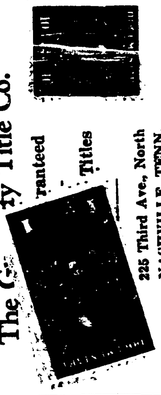
3-7-1 89178 89177

WARRANTY DEED

FROM Sam E. Roper et ux

TO W. B. Tedford et ux.

The City Title Co.
Guaranteed Titles
225 Third Ave., North
NASHVILLE, TENN.



REGISTER'S OFFICE
STATE OF TENNESSEE } 21 day
DAVIDSON COUNTY Received for record A.D. 1947
of APR at 9:40 o'clock A.M.
Noted in Book 1468 Page 429
Recorded in Book Page
Recording Fee $.50
FELIX Z. WILSON, Register
By L. McFarland Dpt. Reg.

Form 101—Tolley Pig. Co.

For and in Consideration of the sum of Six hundred fifty ($650.00) and no/100 - - - - - - - - - - - DOLLARS,

$325.00 cash in hand paid by W. B. Tedford and wife, Gussie Tedford, the receipt of which is hereby acknowledged, and for the balance the said W. B. Tedford and wife, Gussie Tedford, have executed one promisory note in the sum of $325.00, due thirty (30) days from the date hereof, and a vendor's lien is exprssly retained to secure the payment of said note.

We, Sam E. Roper and wife, Margaret E. Roper,

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

Being Lot No. 8, Section F F on the plan of Fairview, not of record, described according to a survey made by Blanchard and Parrish, Surveyors, as follows: Said Lot No. 8, Section F F, fronts 100 ft on west side of Southview Road and runs back between parallel lines 250 feet to the east line of Lot No. 9, beginning at the southwest of Fairview Drive and Southview Road. Being part of the property conveyed to Citizens Realty Company by deed from Cumberland Development Company, of record in Book 1086, page 628, Register's Office for said County.

And for the consideration aforesaid, it is agreed that the following restrictive covenants shall run with said land and be binding on the grantees and all subsequent owners thereof until the first day of January, 1962, to wit:

FIRST: That said land shall be used for residence purposes only and no residence shall be erected on said land costing less than Two Thousand ($2000.00) Dollars at a reasonable estimate.

SECOND: That the main wall of such residence shall set back not less than fifty feet from the street line, but this covenant shall not be construed as prohibiting the placement of steps, bay-windows, porticoes, or such projection within the set-back line.

THIRD: That all sewerage shall be disposed of in septic tanks built according to specifications approved by the City of Nashville.

FOURTH: That no person of African blood or descent shall acquire

25 Feb 1948
J. P. Wilson Sam E. Roper

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