K 1471

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $2250.00 - - - - - - - - - - - - - - - - - -

- - - - - - TWENTY TWO HUNDRED FIFTY & NO/100 - - - - - - - - - DOLLARS

cash in hand paid by Mrs. Elizabeth Lyle Starr, the receipt thereof being hereby acknowledged,

Royal Oaks Land Company, a Tennessee corporation, has ~~xxxx~~ bargained and sold, and by these presents ~~do~~ does transfer and convey unto the said Mrs. Elizabeth Lyle Starr, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the southerly 1/2 of Lot No. 175 and the northerly 50 feet of Lot No. 176, on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and shown on a copy of a Revised Plan of said Royal Oaks Subdivision, not of record, by W. B. Southgate, Surveyor.

According to said unrecorded plan by W. B. Southgate, Surveyor, said parts of said lots adjoin and front together 100 feet on the westerly side of Westview Drive and run back between lines, 407 feet 3 inches on the northerly line of said part of Lot No. 175, and 405 feet more or less on the southerly line of said part of Lot No. 176, to a dead line in the rear, measuring 150 feet thereon.

Being part of the property conveyed to Royal Oaks Land Company by deed from S. Lieberman, et al, Trustees, of record in Book 467, page 610, said Register's Office.

The above described property is conveyed subject to the attached restrictions.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mrs. Elizabeth Lyle Starr, her heirs and assigns, forever.

And it does ~~do~~ covenant with the said Mrs. Elizabeth Lyle Starr ~~xxxx~~ has that it is lawfully seized and possessed of said land in fee simple; ~~xxxx~~ have a good right to convey it, and the same is unencumbered.

And Royal Oaks Land Company, a Tennessee corporation, does ~~xx~~ further covenant and bind itself, its successors ~~xxxx~~ and representatives, to warrant and forever defend the title to the said land to the said Mrs. Elizabeth Lyle Starr, her heirs and assigns against the lawful claims of all persons, whomsoever.

~~Witness~~ This ~~xxxx~~ 14 day of April, 1947.

Attest: Cora B Martin — Secretary

ROYAL OAKS LAND COMPANY

By Stanley L. Rich — President

1. That no bill board, shop, store, factory, business house, hospital, asylum or institution of like or kindred nature and no charitable institution shall be erected or maintained on the premises herein conveyed but the said premises shall be occupied and used for residence purposes only and not otherwise; and

2. That no residence or dwelling house shall be erected or kept on said land costing less than $7,500.00 under reasonable estimate; and

3. That no residence or dwelling house or other structure shall be erected on said land wholly or partly within 70 feet of the front line of the Street or Avenue on which said land fronts; and

4. That no privy shall be built on said land except it be located in some building which will conceal its identity, and all outbuildings on corner lots shall be built on the inside and back lines of the said property; and

5. That no residence shall be built on lots fronting less than 100 feet and such residence must face the street on which the lot fronts with the exception of corner lots in which case the residence may face the side street; except Lot No. 7 which is restricted to one residence; and

6. That no swine shall be kept on said premises and no nuisance of any kind shall be maintained or allowed thereon nor any use thereof made or permitted which shall be obnoxious to health; and

G 165