K 1489

WARRANTY DEED

FROM H. H. Richardson et ux

TO J. Y. Zink et ux

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave. North
NASHVILLE, TENN.

RUSH

FOR REGISTRATION
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for Record
31 MAY 1947 at 2:41 P.M.
Book 1499 Page 447
Fee $.50
Register

For and in Consideration of the sum of $720.00

SEVEN HUNDRED TWENTY AND NO/100 ---------- **DOLLARS**

cash in hand paid, the receipt of which is hereby acknowledged,

We, H. H. Richardson and wife, Eva Richardson

have bargained and sold, and by these presents do transfer and convey unto the said

J. Y. Zink and wife, Sara E. Zink,

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. 56 on the plan of Locust Grove Subdivision, not of record, described according to a survey made by Anderson and Gee, Surveyors, January 22, 1946, as follows:

Beginning on the southerly margin of Horseshoe Drive at a point 120 feet east of the northeast corner of property conveyed to Harris E. Briley and wife, by deed from H. H. Richardson and wife, of record in book 1390, page 60, Register's Office for said County, being the corner of lots Nos. 55 and 56; thence with the line between said two lots southwardly 175 feet to the common corner of lots Nos. 41, 42, 55 and 56; thence with the line between lots Nos. 41 and 56 eastwardly 60 feet to the common corner of lots Nos. 40, 41, 56 and 57; thence with the line between lots Nos. 56 and 57 northwardly 175 feet to the southerly margin of Horseshoe Drive; thence with said Drive westwardly 60 feet to the beginning.

Being part of the property conveyed to H. H. Richardson and wife, Eva Richardson by deed from W. B. Cochran and wife, of record in book 1340, page 435, said Register's Office.

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 closer than 40 feet of the front line of said property. The said subdivision of which the above described property is a part and parcel thereof, is restricted to residence purposes only. Residences erected upon said property shall contain not less than 800 square feet of floor space on the main floor, and no sheet metal or corrugated iron shall be used in construction thereof. All residences erected upon said property shall be completely finished on the exterior in brick, stone, asbestos siding, or other approved masonry construction. No wood siding to be used except for gables.

Any departure from the above restrictions must have seller's approval. No garage house or any form of temporary living quarters shall be erected upon said property, and there shall be no outside toilets.

G 447