94752

WARRANTY DEED

FROM W. L. HAILEY ET UX

TO O. L. HENSON

STATE OF TENNESSEE
DAVIDSON COUNTY

REGISTER'S OFFICE

Received for record this 28 day of May A. D. 1947

at 10:57 o'clock A. M. Noted in Book 1490 Page 69

Recorded in Book Page

Recording Fee $1.50

County Register

By J. D. Lewis Dept. Reg.

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TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

P-5M-1-46 Valley

For and in Consideration of the sum of Seven Hundred Twenty Five ($725.00)

- DOLLARS

cash in hand paid by O. L. Henson to W. L. Hailey and wife, Mrs. Louise Oakley Hailey, the receipt of which is acknowledged, we, W. L. Hailey and wife, Mrs. Louise Oakley Hailey,

have bargained and sold, and by these presents do transfer and convey unto the said O. L. Henson, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lots Nos. 15, 16 and 17 of Block B of Yowell Place Subdivision, a map of which is of record in Book 974, page 61 of Register's Office for Davidson County, Tennessee.

Said Lots Nos. 15, 16 and 17 of Block B are further described as fronting together a total of 75 feet on the southerly side of Old Hickory Boulevard, and beginning at a point in the southerly margin of said Old Hickory Boulevard, which point is the northeasterly corner of said subdivision, and running thence southerly with the eastern boundary of said subdivision a distance of 225 feet to a point (which point is the northeasterly corner of Lot No. 18 in Block B) and thence westerly with the northerly boundary of said Lot No. 18 a distance of 65 feet to a point (which point is the southeasterly corner of Lot No. 14 in Block B) and thence northerly with the easterly boundary of Lot No. 14 in a straight line to the southerly margin of Old Hickory Boulevard, and thence with said southerly margin of Old Hickory Boulevard easterly a distance of 75 feet to the point of beginning, and being part of the land conveyed to W. L. Hailey by deed from J. M. Dickinson et ux dated Dec. 8, 1937 of record in Book 1077, page 10 of Register's Office for Davidson County, Tennessee.

This property is sold and conveyed subject to the following restrictions, covenants and conditions, to-wit:-

(a) No part of said lot or lots or any interest therein shall be given, loaned, rented, leased, encumbered, devised or conveyed to any person either of negro blood or not of the white race, but this condition shall not prevent the housing of servants actually employed on the premises in suitable quarters.

(b) No dwelling house shall be constructed on the front building line of said property at a cost of less than $2,000.00. No residence, including its porches or other projections, shall be erected on said lot or lots nearer than 30 feet from the front property line. All residences shall front on the street on which said lot fronts. No building shall be located nearer than 5 feet to any side lot line,