WARRANTY DEED

FROM
Emma W. Dismukes

TO
Jack Bugg et ux

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

Form 103

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
AUG
Register
Dep. Reg.

102156

For and in Consideration of the sum of
Five Hundred ($500.00) and no/100 ---------- DOLLARS
cash in hand paid by Jack Bugg and wife, Elishie Bugg, the receipt of which is hereby acknowledged.

I, Mrs. Emma W. Dismukes, a widow

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

Being lots Nos. 34 and 35 on the map of Rock Hill Subdivision of Block "A" of the property of Mrs. Emma W. Dismukes, in the 11th Civil District of said County, described according to a survey made by Ewell Anderson, Surveyor, August of 1945 as follows: Beginning on the westerly margin of Farris Avenue 786.4 feet south of the southerly margin of Old Hickory Boulevard at the common corner of lots Nos. 35 and 36; thence with the line between said two lots westwardly 200 feet; thence southwardly 100 feet to the common corner of lots Nos. 33 and 34; thence with the line between said two lots eastwardly 200 feet to the westerly margin of Farris Avenue; thence with the westerly margin of said avenue northwardly 100 feet to the point of beginning. Being part of the property conveyed to Mrs. Emma W. Dismukes by deed from J. H. McPhail of record in book 1300, page 240, said Register's Office.

The above described property is conveyed subject to the following restrictions, to-wit:

No residence or building of any description, including its porches or other projections, shall be erected on said lots nearer than thirty feet from the front property line. No residence or building of any description shall be constructed on the front building line of said property at a cost of less than one thousand ($1,000.00) dollars. All residences shall front on the street on which said lots front. No building shall be located nearer than five feet to the side line of any tract, except that sideline restrictions shall not apply to a detached garage or other outbuilding located one hundred (100) feet or more from the front property line. The foregoing stipulations, covenants and conditions are and shall be binding and obligatory upon and shall be observed by the said grantees, their heirs, devisees or assigns, until the 1st day of January, 1975, and it is expressly agreed that all and every of said stipulations, covenants and conditions attach to and run with the land, and shall be binding and obligatory upon all and every person or persons who now or hereafter own, possess,