106389

WARRANTY DEED

FROM
Norman E.Briley and wife
Virginia S.Briley

TO
Frank Little and wife
Laura Y.Little

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day SEP A.D. 1947
at 12:10 o'clock P.M.
Noted in Book 647 Page 174
Recording Fee $1.10
FELIX Z. WILSON, Register
By Dy. Reg.

Form 102

For and in Consideration of the sum of ($900.00) Nine hundred and oo/loo DOLLARS cash in hand paid by Frank Little and wife Laura Y.Little, receipt of which is hereby acknowledged.

[redacted]

We, Norman E.Briley and wife Virginia S.Briley

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

Being lot number 20 of Block "D" on the Plan of Broadmoor, as of record in Book 547, pages 161 and 162, Register's Office for Davidson County, Tennessee.

Said lot number 20 fronts sixty-five (65) feet on the northerly side of Gwynn Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Norman E.Briley and wife Virginia S.Briley by deed from Vester C.Livingston and wife of record in Book 1473, page 506 of the Register's Office for Davidson County, Tennessee.

Taxes for the year 1947 prorated as of date of deed and assumed by purchasers.

Said land is conveyed subject to the restrictive covenants contained in the deed from Mrs Maggie L.Meguiar, et al to Citizens Realty Company of record in Book 723, page 616 of the Register's Office for Davidson County, Tennessee.

By an instrument executed by Citizens Realty Company et al., of record in Book 722, page 509 Register's Office for Davidson County, Tennessee, paragraph No 1 of the above restrictions was modified and changed to read as follows:

"Said first party (Citizens Realty Company) binds itself that it will not sell for business uses or purposes any lots in the subdivision of the foregoing two tracts of land contained in Blocks "A" and "D" of Section 1 and Block "H" of Section 2 of said Subdivision, known as Broadmoor and of record in Book 547, page 174 Register's Office for Davidson County, Tennessee, with the exception of Lots 1,2,3,4 and 5 in Block "J" of Section 2 thereof. In other words, said first party reserves the right of selling Lots 1,2,3 4 and 5 in Block "J" Section 2 for business purposes, but binds itself not to sell any other lots in the above named blocks of Section 1 and 2 for any other than residential purposes."