K 1537

WARRANTY DEED J. R. WEST FORM THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of - - - - $10.00 - - - - -

- - - - - Ten and No/100 - - - - - - - - DOLLARS

cash in hand paid by Joanne Hampton Callis, and other valuable and sufficient considerations, the receipt of which is hereby acknowledged.

I, M. N. Young, Trustee, pursuant to the power and authority vested in me in the deed of record in Book 1336, page 234, R.O.D.C. Tennessee, have bargained and sold, and by these presents do transfer and convey unto the said

- - - - Joanne Hampton Callis - - - -

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

Tract No. 1: Being Lot No. 1 of Block 1 on the Plan of Highlands of Belle Meade, of record in Book 547, page 180, Register's Office for said County.
Said Lot No. 1 of Block 1, fronts 208 feet on the southwesterly side of West Tyne Drive and runs back between lines, 460 feet on the southeasterly line and 420 feet on the northwesterly line, to a dead line, measuring 300 feet thereon.

Tract No. 2: Being part of Block "F" on the Map of Belle Meade Subdivision. No. 2, as of record in Book 421, page 51, Register's Office for said County, described as follows: Beginning at a point on the northerly margin of West Tyne Drive, in the west line of the W. L. Nichol lot; thence along Nichol's west line 170 feet to a point in the south boundard line of the property of Belle Meade Golf & Country Club; thence along said Country Club property line, north 50° west 120 feet 3 inches; thence north 39° west 36 feet 3 inches to the northeast corner of Tract No. 1 conveyed to Myra J. Blair by deed of record in Book 702, page 567, said Register's Office; thence along Blair's easterly line 193 feet to a point in the northerly margin of West Tyne Drive; thence in a southeasterly direction along the margin of West Tyne Drive 200 feet more or less to the point of beginning.
Being part of the property conveyed to M. N. Young, Trustee by deed from Robert G. Benson, Trustee, of record in Book 1336, page 234, said Register's Office.

This property is sold subject to the restrictive covenants of record in Book 723, page 95, in Book 722, page 547, and in Book 928, page 621, R.O.D.C. Tennessee; also the following restrictions which shall be covenants running with the land herein conveyed binding on the grantee, her heirs and assigns until January 1, 1970. (1) No residence or dwelling house shall be erected on said lot costing less than FIFTEEN THOUSAND DOLLARS under reasonable estimate. (2) That no residence or dwelling house or other structure shall be erected on said lot wholly or partly within 175 feet of the front line of the street or avenue on which said lot fronts. (3) That no residence or dwelling house shall be erected on said lot that will have less than 1500 square feet on the first floor; except full two story house where the first floor must have not less than 1400 sq ft. Porches and breezeways not included in the above #3 restrictions

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