1540



WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

TEN AND NO/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Charles H. Lapidus and wife, Melba K. Lapidus, the receipt of which is hereby acknowledged, and for other good and valuable considerations,

Royal Oaks Land Company, a Tennessee Corporation,

has ~~xxxx~~ bargained and sold, and by these presents ~~xx~~ does transfer and convey unto the said Charles H. Lapidus and wife, Melba K. Lapidus, 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. "A" on the unrecorded plan of a Resubdivision of Lots Nos. 212 and 213 in Royal Oaks Land Company's Subdivision as of record in Book 421, page 103, Register's Office for said County, and said Lot No. "A" being part of Lot No. 212 on said plan and described as follows:
Beginning at a concrete monument in the east margin of Lynwood Boulevard at the northwest corner of said Lot No. "A"; thence along the north line of said lot, South 87° east 300 feet to an iron pin at the corner of Lots Nos. "A" and "D" in said resubdivision; thence along the line between said lots South 1° 30' West 125 feet to an iron pin at the corner of Lots Nos. A and B; thence with the line between said lots north 87° west 300 feet to an iron pin in the east margin of Lynwood Boulevard; thence along the east margin of said Boulevard north 1° 30' east 125 feet to the beginning.
Being part of the property conveyed to Royal Oaks Land Company by deed from S. Lieberman, et al, Trustees, of record in Book 467, page 610, Register's Office for said County.

The above described property is conveyed subject to the following restrictive covenants:

(See copy attached hereto)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles H. Lapidus and wife, Melba K. Lapidus, their heirs and assigns, forever.

And Royal Oaks Land Company, a Tennessee Corporation, does ~~xx~~ covenant with the said Charles H. Lapidus and wife, Melba K. Lapidus that it is lawfully seized and possessed of said land in fee simple; ~~xxxx~~ has a good right to convey it, and the same is unencumbered.

And Royal Oaks Land Company, a Tennessee Corporation, does ~~xx~~ further covenant and bind itself ~~xxxx~~ heirs and representatives, to warrant and forever defend the title to the said land to the said Charles H. Lapidus and wife, Melba K. Lapidus, their heirs and assigns against the lawful claims of all persons, whomsoever.

~~Witness~~ ~~xxxx~~ hand ~~xxx~~ this 30th day of October, 1947.

ROYAL OAKS LAND COMPANY

Attest: Rose B. Martin
Rose B. Martin, Secretary

By: R. M. Loveman
R. M. Loveman, Vice-President

STATE OF TENNESSEE

1. That no bill board, shop, store, factory, business house, hospital, asylum or institution of like or kindred nature and no charitable institution shall be erected or maintained on the premises herein conveyed but the said premises shall be occupied and used for residence purposes only and not otherwise; and

2. That no residence or dwelling house shall be erected or kept on said land costing less than $7,500.00 under reasonable estimate; and

3. That no residence or dwelling house or other structure shall be erected on said land wholly or partly within 70 feet of the front line of the street or avenue on which said land fronts; and

4. That no privy shall be built on said land except it be located in some building which will conceal its identity, and all outbuildings on corner lots shall be built on the inside and back lines of the said property; and

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