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WARRANTY DEED

FROM

Nora E. Henderson, a widow

TO

Doyle E. Massey and Winifred Newell Massey.

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 5 day DEC 1947
at 3:21 o'clock P M.
and recorded in Book 1545 Page 344
Fee $ 1.50
CLERK WILSON Register
C. McKinley D.C.

April

For and in Consideration of the sum of ($300.00)

THREE HUNDRED AND NO/100 DOLLARS

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged; I,

[redacted]

Nora E. Henderson, a widow

have bargained and sold, and by these presents do transfer and convey unto the said wife

Doyle E. Massey and Winifred Newell Massey

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

South 50 Ft. of Tract 28, Block D, of WOODLAWN ESTATES, a sub-division in the County of Davidson, State of Tennessee, a plat of which sub-division is of record in Book 843, Page 82, R.O.D.C.

And being a part of the same property conveyed to Nora E. Henderson by deed from Albert Duling Trustee as of record in Book 1019, Page 355, R.O.D.C., subject to the following restrictions contained in said deed:

1. That the said property shall not be sold, leased, or rented to any negro or person of African descent. No residence shall be erected within twenty-five (25) feet of the front line of said property. The said sub-division of which the above described property is a part and parcel thereof, is restricted to residence purposes only, excepting lots fronting on Gallatin Road or Anderson Lane, upon which either residence or business stores may be constructed. Business or residences erected upon said property shall contain not less than 450 square feet of floor space, and no sheet metal or corrugated iron shall be used in construction thereof. It is expressly understood that any building erected upon said property shall be completely finished on the exterior in brick, stucco or siding. If siding, it shall be painted with not less than two coats of paint before being occupied. No outside toilets may be erected on the property. Plans for any building to be constructed on said property costing less than $1,000.00 must be approved by the Seller or Seller's architect.

The foregoing stipulations, covenants and conditions are and shall be binding and obligatory upon the grantee, his heirs, devisees, successors and assigns and it shall be agreed that each and all of said stipulations, covenants and conditions shall attach to and run with the land and shall be binding and obligatory upon each and every purchaser who may now, or hereafter, own, possess, occupy or use said premises or any part thereof, also any building, or structure, thereon under any tenure what-

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