K 1581

WARRANTY DEED

For and in consideration of the sum of

Five ($5.00) and no/100 - DOLLARS

cash in hand paid by Jack Beard Tucker and wife, Mary Sue Tucker, and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged.

We, Cecil A. Speck and wife, Nell Quinn Speck and H.G.Lowe and wife, Katherine R. Lowe have bargained and sold, and by these presents do transfer and convey unto the said Jack Beard Tucker and wife, Mary Sue Tucker, their heirs and assigns, ~~a certain tract or parcel of land in Davidson County, State of Tenn. more particularly described as follows, to-wit:~~

Land in Davidson County, Tennessee, being lots Nos. 5 and 6 on the plan of H. G. Lowe's Subdivision of a part of lot No. 3, John Overton Estate, as of record in book 1424, page 46, Register's Office for said County.
Said lots Nos. 5 and 6 front together 300 feet on the southerly side of Battery Lane and run back between parallel lines 300 feet to a dead line.
A one-half undivided interest is in Cecil A. Speck by deed from John H. Cheek and wife, of record in book 1557, page 638, and the other one-half undivided interest in H. G. Lowe and wife, Katherine R. Lowe by deed from Cecil A. Speck and wife, of record in book 1557, page 630, said Register's Office.

This conveyance is made subject to easement for public utility purposes as shown on plan in book 1424, page 46, said Register's Office.

This conveyance is made subject to the following restrictive covenants, to-wit:
Only one residence shall be erected on each lot herein conveyed. No dwelling shall be erected having less than 1000 square feet, exclusive of attached garage and porches, on the ground floor. No dwelling shall be erected on lot No. 5 nearer than 80 feet to the front lot line, and no dwelling shall be erected on lot No. 6 nearer than 75 feet to the front lot line.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jack Beard Tucker and wife, Mary Sue Tucker, their heirs and assigns, forever.

And we do covenant with the said Jack Beard Tucker and wife, Mary Sue Tucker that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jack Beard Tucker and wife, Mary Sue Tucker, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 7th day of April, 19 48.

H G Lowe — Cecil A. Speck
Katherine R. Lowe — Nell Quinn Speck

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ina Noland Manning a Notary Public in and for said County and State, the within named Cecil A. Speck and wife, Nell Quinn Speck, part of the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of April, 19 48.

My Commission expires April 11, 1951 — Ina Noland Manning, Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

SM 10-47 F. & P. CO. 25c

Over

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