K 1581

WARRANTY DEED

FROM

John O. Crawford et ux.

TO

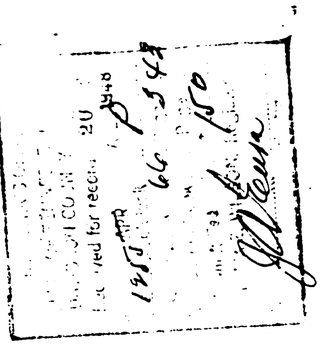
Joe A. Nicholas et ux.

The Guaranty Title Co.

Titles Guaranteed

Abstracts of Titles

225 Third Ave., North
NASHVILLE, TENN.



FORM 103

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

For and in Consideration of the sum of

Two Thousand Two Hundred ($2,200.00) and no/100 - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Joe A. Nicholas and wife, Ora H. Nicholas, the receipt of which is hereby acknowledged.

We, John O. Crawford and wife, Theresa B. Crawford

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

Joe A. Nicholas and wife, Ora H. Nicholas, 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. 10 on the plan of Leonte Subdivision of lots Nos. 17, 18, 19, 24, 25 and 26 in Noelton, not of record, described according to a survey made by W. B. Southgate, Surveyor, December __, 1936 and March __, 1938, as follows:
Beginning on the southerly margin of Noelton Lane, formerly 5th Street, at a point 400 feet west of the westerly margin of 10th Avenue South, said point being the corner of lots Nos. 10 and 11; thence with the line between said two lots, southwardly 200 feet to the common corner of lots Nos. 10, 11, 18 and 19; thence with the line between lots Nos. 10 and 19, westwardly 100 feet to the common corner of lots Nos. 9, 10, 19 and 20; thence with the line between lots Nos. 9 and 10, northwardly 200 feet to the southerly margin of Noelton Lane; thence with said Lane, eastwardly 100 feet to the beginning.
Being the same property conveyed to John O. Crawford and wife, Theresa B. Crawford by deed from Jno. B. Cobb and wife, of record in book 1580, page 357, Register's Office for said County.

This conveyance is made subject to restrictive covenants contained in book 1153, page 437, said Register's Office.

This conveyance is also subject to the following additional restrictions, to-wit:

1. That no residence or dwelling house shall be erected on said property herein conveyed costing less than $12,000.00., or comparable to the surrounding dwellings, subject to the approval by grantors.

2. That any residence or dwelling house must have not less than 1500 square feet of floor space exclusive of porches.

Said restrictive covenants shall run until January 1, 1965.

Taxes for 1948, pro-rated and assumed by purchaser.

G 117