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WARRANTY DEED

FROM Mrs. Emma W. Dismukes

TO Mrs. Lellar Duncan

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave., North
NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day of JUN A.D. 1948 at 2:20 o'clock P.M.
Noted in Book 67 Page 1
Recorded in Book Page
Recording Fee $.50
FELIX Z. WILSON, Register
By G. G. Eades D.R.

FORM 103 HUNT'S DEED CO. NASHVILLE

For and in Consideration of the sum of SIX HUNDRED DOLLARS

by Mrs. Lellar Duncan, [redacted]

Cash in hand paid, the receipt of which is hereby acknowledged, I

Mrs. Emma W. Dismukes, a widow,

[redacted]

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

Mrs. Lellar Duncan, her

heirs and assigns, a certain tract or parcel of land in Eleventh Civil District Davidson County, State of Tennessee, described as follows, to wit: Being lots nos.32 and 33 of Block "A" of Rock Hill Subdivision according to a survey made by Ewell Anderson, Surveyor, in August, 1945 and more particularly described as follows:

Beginning on the westerly margin of Farris Avenue, 886.4 feet south of the southerly margin of Old Hickory Boulevard, at the common cornerof lots nos 33 and 34; thence with the line between said two lots westwardly 200 feet; thence southwardly 100 feet to the common corner of lots nos 31 and 32; thence with the line between said two lots eastwardly 200 feet to the westerly margin of Farris Avenue; thence with the westerly margin of said avenue, northwardly 100 feet to the point of beginning. Being part of the property conveyed to Mrs. Emma W. Dismukes by deed from J.H.McPhail and recorderd in Book 1300, page 240, Register's Office Davidson County, Tennessee.

These lots are conveyed subject to the following restrictions, covenants and conditions, to-wit:

No residence or building of any description, including its porches or other projections, costing less than One Thousand ($1000.00) Dollars, shall be erected on said lot or lots nearer than thirty (30) feet from the front property line. All residences shall front on the street on which said lot fronts. No building shall be located nearer than five feet to the side line of any tract, except that side line restrictions shall not apply to a detached garage or other out buildings located one hundred (100) feet or more, from the front property line.

It is expressly agreed that all and every of said foregoing stipulations, covenants and conditions attach to and run with the land until January 1st, 1975 and shall be binding and obligatory upon and shall be observed by the said grantees, their heirs, devisees, assigns and every

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