26980

WARRANTY DEED

FROM

Betty Hays

TO

Curtis M. Hicks

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 24 day of JUN A.D. 1948
Recorded in Book ... Page ...
Recording Fee $1.50
FELIX Z. WILSON, Register
By ... Dpt. Reg.

Cortez & Ramsey Realty & Auction Co.

For and in Consideration of the sum of
Seven Hundred ($700.00) and no/100 - DOLLARS

cash in hand paid by Curtis M. Hicks, the receipt of which is hereby acknowledged.

I, Betty Hays

have bargained and sold, and by these presents do transfer and convey unto the said Curtis M. Hicks, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 4th Civil District of said County, being lot No. 5 on the unrecorded plan of Hays Subdivision, described according to a survey made by Harvey Gee, May 4th, 1948, as follows:
Beginning on the westerly margin of Hadley Bend Road at the common corner of lots Nos. 4 and 5, said beginning point being 1274.6 feet south of the south line of the T. C. R. R. Company right-of-way; thence with the line between said lots Nos. 4 and 5, westwardly 350 feet to the northwest corner of lot No. 5; thence with the west line of said lot, southwardly 60 feet to the corner of lots Nos. 5 and 6; thence with the line between said lots, eastwardly 350 feet to the westerly margin of Hadley Bend Road; thence with the westerly margin of said Road, northwardly 60 feet to the point of beginning.
Being part of the property conveyed to Betty Hays by deed from Life & Casualty Insurance Company of Tennessee, Inc., of record in book 929, page 348, Register's Office for said County.

This conveyance is made subject to the following restrictive covenants which shall run for a period of twenty-five years from date hereof.

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 60 feet of the front line of said property. The said subdivision of which the above described property is a part and parcel thereof, is restricted to residence purposes only.

Residence erected upon said property shall contain not less than 650 square feet of floor space.