FNM 6-9-48

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY TWO HUNDRED FIFTY AND NO/100 ($2250.00) DOLLARS cash in hand paid by John Allen Pomeroy and wife, Mary Reed Pomeroy (hereinafter called Grantees), the receipt of which is hereby acknowledged, and as a further consideration of this grant and conveyance of the herein described property, the Grantees for themselves, their heirs and assigns, covenant and agree that for a period of fifteen (15) years from and after June 21, 1947, no part of said property shall be sold, conveyed or transferred to another without the written consent of F. N. McNeill, Jr., Trustee under the will of Laura Lea Robertson, deceased, his successors or assigns, be first obtained, unless and except Grantees first offer said property to F. N. McNeill, Jr., Trustee, or his successor trustee, at the same price and on the same terms as offered to a proposed purchaser, and in the event such offer is, in writing, refused, the Grantees may then convey said property on terms not less favorable than those offered F. N. McNeill, Jr., Trustee, or his successor trustee; and as a further consideration for this grant and conveyance the Grantees for themselves, their heirs and assigns, covenant and agree that any dwelling constructed on said property shall contain not less than: 1500 sq. ft. of floor space if a one story dwelling; 1200 sq. ft on the first floor if a one and one-half story dwelling; 1000 sq. ft. on the first floor if a full two story dwelling;

I, F. N. McNeill, Jr., Executor and Trustee under the will of Laura Lea Robertson, deceased, pursuant to the power and authority vested in me by said will, of record in Will Book 62, page 119, County Court for Davidson County, Tennessee, have bargained and sold and do hereby transfer and convey unto the said John Allen Pomeroy and wife, Mary Reed Pomeroy, their heirs and assigns, in fee simple, a certain tract or parcel of land in the Seventh, formerly the Eleventh, Civil District of Davidson County, State of Tennessee, more particularly described as follows, to-wit:

> Being Lot No. 14 on the Revised Plan of Gateway Acres, Second Addition, not of record, described according to a survey made by William A. Pitts, Surveyor, as follows:
>
> Beginning on the northerly margin of Grassland Lane at the common corner of Lots Nos. 14 and 15, said beginning point being the southwest corner of the property conveyed to J. A. Pomeroy; thence with the line between Lots 14 and 15,