K 1629

For and in consideration of the sum of $ 3,000.00,

- - - - - - THREE THOUSAND AND NO/100 - - - - - - - - DOLLARS

Cash in hand paid by Harry M. Estes and wife, Lula B. Estes, receipt of which is hereby acknowledged,

Royal Oaks Land Company, a Tennessee corporation,

has ~~bargained~~ bargained and sold, and by these presents do transfer and convey unto the said Harry M. Estes and wife, Lula B. Estes,

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. 1 on the Plan of a Resubdivision of Royal Oaks, Section "A", as of record in Book 1424, page 55, Register's Office for said County, and described as follows:
Beginning at a point in the westerly margin of Royal Oaks Place, the common corner of Lots Nos. 1 and 3; thence with the line between said lots 223.5 feet to a point; thence north 4° 30' east 200 feet to a point; thence south 85° 30' east 250 feet to a point, the common corner of Lots Nos. 1 and 2; thence with the line between said lots, southerly 138.4 feet to the margin of Royal Oaks Place, at the north terminus of same; thence with the margin of the same, around a curve, southwesterly, 53.32 feet to a point in the west margin of said Place; thence continuing with the margin of the same, southerly 10 feet to the point of beginning.

Being part of the property conveyed to Royal Oaks Land Company by deed from S. Lieberman, et al, Trustees, of record in Book 467, page 610, said Register's Office.

The above described property is conveyed subject to restrictive covenants, a copy of which is attached hereto and made a part hereof:

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harry M. Estes and wife, Lula B. Estes, their heirs and assigns, forever.

And, Royal Oaks Land Company, a corporation, as aforesaid, does ~~And~~ covenant with the said Harry M. Estes and wife, Lula B. Estes, that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Royal Oaks Land Company, do further covenant and bind itself, its successors, ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Harry M. Estes and wife, Lula B. Estes, their heirs and assigns against the lawful claims of all persons, whomsoever.

~~Witness the hand~~ This 15th day of June, 194 8

Attest: Rose B Martin
Rose B. Martin, Secretary

ROYAL OAKS LAND COMPANY
By A. M. Loveman
A. M. Loveman, Vice-President

1. That no bill board, shop, store, factory, business house, hospital, asylum or institution of like or kindred nature and no charitable institution shall be erected or maintained on the premises herein conveyed but the said premises shall be occupied and used for residence purposes only and not otherwise; and

2. That no residence or dwelling house shall be erected or kept on said land costing less than $7,500.00 under reasonable estimate; and

3. That no residence or dwelling house or other structure shall be erected on said land wholly or partly within 70 feet of the front line of the Street or Avenue on which said land fronts; and

4. That no privy shall be built on said land except it be located in some building which will conceal its identity, and all outbuildings on corner lots shall be built on the inside and back lines of the said property; and

5. That no residence shall be built on lots fronting less than 100 feet and such residence must face the street on which the lot fronts with the exception of corner lots in which case the residence may face the side street; except Lot No. 7 which is restricted to one residence; and

6. That no swine shall be kept on said premises and no nuisance of any kind shall be maintained or allowed thereon nor any use thereof made or permitted which shall be obnoxious to health; and

G 259