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WARRANTY DEED

FROM
GEORGE B. JAMES et ux

TO
ALBERT C. DENTON et ux

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 16 day of JUL A. D. 1948 at 10:57 o'clock A. M. and noted in Book 1482 page 548
Recording Fee $1.50
FELIX Z. WILSON, Register
By M. M. Stanley D.C.

FORM 103 TITLE & ABST. CO. NASHVILLE

For and in Consideration of the sum of Four hundred and fifty and no 00/100 ($450.00) DOLLARS of which one hundred ($100.00) dollars has been paid in cash by, Albert C. Denton and Wife, Era Earl Denton the receipt of which is hereby acknowledged, and for the remaining three-hundred and fifty ($350.00) dollars, the said Albert C. Denton and Wife, Era Earl Denton have this day assumed a joint lien note dated April 24, 1947, signed by George B. James and wife Ola L. James and payable to Frank R. Timmon and wife, payable at the office of Geo. P. Howell Real Estate and Auction Co. in Madison, Tenn., to be paid in monthly installments as follows namely: on the first day of August 1948, $10.00 and $10.00 on the first day of each month thereafter until said $350.00 is paid., which amounts are to be applied first to interest at the rate of 5% per annum and the remainder applied to the principal of of the note. With the right reserved to pay any or all of said payments at any time,

(The above-mentioned 5% interest is to be calculated on the unpaid balance of said note.)

the said George B. James and wife, Ola L. James,

have bargained and sold, and by these presents do transfer and convey unto the said Albert C. Denton and Wife, Era Earl Denton 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. 13 on the plan of Green View Subdivision, as of record in Book 1130, page 69 (also Book 1404, page 4), Register's Office for said County.

Said Lot No. 13 fronts 100 feet on the northerly side of Wade Circle (North) and runs back between parallel lines, 175 feet to a dead line.

The property is sold and hereby conveyed subject to the following restrictions, to-wit:

1. Said Lot No. 13 is restricted to residential purposes only.
2. No dwelling costing less than $4,000.00 is to be erected thereon.
3. All buildings facing Wade Circle (North) must be built at least 40 feet from the right-of-way.
4. All out houses must be behind the rear building line of the main dwelling with the exception of the garage.
5. Said property shall not be sold, leased, loaned, or in any way transferred to any Negro or person of African blood.
6. The above restrictions are to be in effect for a period of 20 years, beginning January 1, 1948.

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