K 1640

WARRANTY DEED

FROM

Albert Duling, Trustee,

Nashville, Tenn.

TO

Ernest F. Chilton and wife, Elizabeth Chilton,
Cumberland Ave.,

Madison, Tenn.

The Guaranty Title Co.

Titles Guaranteed

Abstracts of Titles

23 Third Ave., North
NASHVILLE, TENN.

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
SEP 1947 at 2:45 P.M.
and recorded in Book 1640
Page 174
Witness my hand this 11th day of SEP 1947
By [illegible]

WARRANTY DEED | J. R. WEST FORM | THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of

TEN ($10.00) AND NO/100---------- DOLLARS

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged; I, Albert Duling, Trustee, pursuant to the authority vested in me by the trust

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

ERNEST F CHILTON AND WIFE, ELIZABETH CHILTON,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract Thirty-six (36), Block C, of WOODLAWN ESTATES, a subdivision in the County of Davidson, State of Tennessee, a plat of which subdivision is of record in Book 843, page 82, Register's Office of said County.

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

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 twenty-five (25) 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, excepting lots fronting on Gallatin Pike, upon which either residences or business stores may be constructed. Residences erected upon said property shall contain not less than 450 square feet of floor space, and no sheet metal or corrugated iron shall be used in construction thereof. It is expresaly understood that any building erected upon said property shall be completely finished on the exterior in brick, stucco, or siding. If siding, it shall be painted with not less than two coats of paint before being occupied. No outside toilets may be erected on the property. Plans for any building to be constructed on said property, costing less than $1,000.00 must be approved by the seller or seller's architect.

The foregoing stipulations, covenants and conditions are and shall be binding and obligatory upon the grantee, his heirs, devisees, successors and assigns and it shall be agreed that each and all of said stipulations, covenants and conditions shall attach to and run with the land and shall be binding and obligatory upon each and every purchaser who may now or hereafter own, possess, occupy or use said premises, or any part thereof, also any building or structure thereon under any tenure whatsoever for a period of fifty years from date hereof.

Conveyee to pay all taxes from and including the year of purchase.

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