K 1641

WARRANTY DEED

FROM W. Q. Spain, et ux,

TO John P. Hardison, 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 11 day OCT A.D. 1948
at 1:12 P o'clock P.M. and duly recorded in Book 1641 Page 629
Recording Fee $1.10
FELIX Z. WILSON, Register
By Del. Reg.

FORM 103 NATIONAL FORMS CO., NASHVILLE

For and in Consideration of the sum of Six Hundred and Fifty and No/100 ($650.00) ---------- DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged,

We, W. Q. Spain and wife, Georgia E. Spain,

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

John P. Hardison and wife, Ida C. Hardison

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

(1) Being Lot No. 77 on the Plan of Section I, Rolling Green Subdivision, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded August 21, 1948, in Book 1424, Page 75, in Register's Office for Davidson County, Tennessee; fronting 88 feet on Fowler Street and containing 0.35 acres, more or less;

Subject to and/ or reserving one 10-foot wide permanent easement for all utilities; and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easement are expressly reserved to the GRANTOR. All as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed by E. I. Du Pont De Nemours and Company, a Delaware Corporation, By Warranty Deed, on September 24, 1948, to W. Q. Spain

Said property is conveyed subject to the following restrictions and covenants:

1. No trade or business of any kind or character which might result in a nuisance shall be erected, permitted, maintained or operated upon any of the land included in said tract, nor shall any building designed or intended for use for any such purpose be erected thereon;

2. No nuisance shall be permitted or maintained upon any portion of said property.
3. No sale of alcoholic beverages shall be permitted;
4. No hogs, cattle or other livestock shall be kept thereon;
5. No part of said tract shall be sold to or used or occupied by any person not of the Caucasian race; but this covenant shall not prohibit such persons from living on the property in the capacity of servants;

G 631