# WARRANTY DEED

FROM
R. M. SANDERS ET UX

TO
P. T. WADDELL ET UX.

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave., North
NASHVILLE, TENN.

52768

1948

Register's Office
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record FEB 16 day
of A. D. 1949
at 12:17 o'clock P.M.
Noted in Book 68 Page 552
Recorded in Book ... Page ...
Recording Fee ... $1.50
FELIX WILKINSON, Register
By ... D.C.

Form 103

For and in Consideration of the sum of Two Hundred Twenty-five ($225.00) DOLLARS

cash in hand paid by P. T. Waddell and wife, Louise Waddell, the receipt of which is hereby acknowledged,

We, R. M. Sanders and wife, Saleta Sanders,

have bargained and sold, and by these presents do transfer and convey unto the said P. T. Waddell and wife, Louise Waddell,

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

Being the southerly 25 feet or southerly half of Lot No. 49 on the Plan of Airdrie Subdivision "B", as of record in Book 547, page 42, Register's Office for Davidson County, Tennessee.

Said southerly half of Lot No. 49 fronts 25 feet on the westerly side of Kinrose Avenue, and extends back between parallel lines 160 feet to an alley in the rear.

Being part of the same property conveyed to R. M. Sanders and wife Saleta Sanders, by deed of John W. Cole, administrator, et al., dated January 14, 1948, of record in Book ____, page _____, Register's Office for Davidson County, Tennessee.

The grantees herein assume and agree to pay all 1947 and 1948 taxes on the above described tract of land.

This conveyance is made subject to the restrictive covenants contained in deed from Airdrie Land Company to Nashville Trust Company, as follows:

"Said land shall be used for residence purpose and not otherwise. The dwelling houses to be erected to cost not less than $2,500.00, and no part of said houses or improvements to be closer than thirty-five feet of the front property line of each lot; and on the corner lot no dwelling is to be nearer than ten feet of said side street line, and agarages and outhouse, buildings, etc., shall not be less than twenty feet of the respective side