K 1710

WARRANTY DEED

FROM

Jackson Realty Company, Inc.

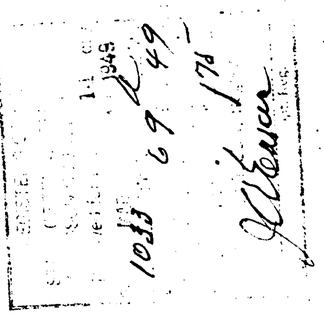
TO

James V. Dearing et ux.



Abstract

225 Third Ave., North
NASHVILLE, TENN.



FORM 103 TOWER TITLE CO. NASHVILLE

For and in Consideration of the sum of

Two Thousand Four Hundred ($2,400.00) and no/100 - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by James V. Dearing and wife, Meredith L. Dearing, the receipt of which is hereby acknowledged.

JACKSON REALTY COMPANY, INC., a corporation organized and existing under the laws of the State of Tennessee, with its principal office at Nashville, has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said James V. Dearing and wife, Meredith L. Dearing, 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. 16 of Block "G" on the plan of Jackson Park, Section 3, not of record, described as follows:
Beginning on the southerly margin of Kenwood Drive at the northeast corner of lot No. 15 of Block "G" on the Plan of Jackson Park's Section 2, as of record in book 843, page 21, Register's Office for said County, also being the northeast corner of the property conveyed to P. E. Carroll and wife, by deed from Jackson Realty Company, Inc., as of record in book 1678, page 171, Register's Office for said County; thence with Carroll's easterly line southwardly 250 feet; thence eastwardly 200 feet to the corner of lots Nos. 16 and 17; thence with the line between said lots, northwardly 250 feet to the southerly margin of Kenwood Drive; thence with the southerly margin of said Drive, westwardly 200 feet to the beginning.
Being part of the property conveyed to Jackson Realty Company, Inc. by deed from Newman Cheek and wife, of record in book 846, page 702, Register's Office for said County.

The property in Jackson Park Subdivision, Section 3, is sold subject to the following restrictions which are hereby declared to be covenants running with the land and shall be binding upon all subsequent purchasers and owners thereof, until the first day of May, 1960.

First: The lots in said subdivision (Section Three) shall be used only for residences for dwelling purposes, and only one residence may be built on each lot. Plans for residence must be approved by Newman Cheek.
Second: The residences so constructed on said lots shall be built as far back as the building line as shown on the plat of Section Three, Jackson Park, unrecorded plan, and no part of any residence or the porch to same shall be across or in front of said building line. No residence shall be built on any lot in this block in said subdivision Section Three, to cost less than $9,000.00. All residences in Section

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