K 1710

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ ONE HUNDRED TWENTY-FIVE AND NO/100 DOLLARS

cash in hand paid to us by Billy Ashley McCrary and wife, Mary Ruth McCrary, the receipt of all of which is hereby acknowledged, we,

William T. Bracy and wife, Lula M. Bracy have bargained and sold, and by these presents do transfer and convey unto the said Billy Ashley McCrary and wife, Mary Ruth McCrary, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Lot Number 35, Block "B" in East Lawn, as shown of record on plat now on file in Plat Book 547, Page 153-154, in the Register's Office of Davidson County, Tennessee. Subject, however to the following exceptions, reservations and building restrictions, which form a part of the consideration of this deed.

At no time shall any part of the said land be used or occupied for the manufacture, brewing, distilling or sale of spirituous or malt liquors, nor shall said lots or any part thereof, or any building erected thereon, at any time hereafter, be used or occupied as a bone boiling establishment, tannery, slaughter house, glue, soap, candle or gun-powder manufactory, or for any other offensive or dangerous purpose.

That the said lot or building thereon shall never be rented, leased, sold, transferred or conveyed to, nor shall the same be occupied exclusively by any Negro or colored person or persons of Negro blood.

That no sign for advertising purposes shall be erected or placed thereon.

That, all buildings shall be placed and set back not less than twenty (20) feet from the street line, provided the steps, porticos and other projections, appurtenant thereto, may be within said distance.

That there shall not be erected upon any portion of said premises any dwelling costing less than two thousand five hundred ($2,500.00) Dollars.

That there shall be no violation of the usual nuisance clauses.

Being same property conveyed to William T. Bracy and Lula M. Bracy by deed from Dilno D. Johnston and wife, Lillian T. Johnston, of record in Book 1546, Page 283, Register's Office of Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billy Ashley McCrary and wife, Mary Ruth McCrary, their heirs and assigns, forever.

And we do covenant with the said Billy Ashley McCrary and wife, Mary Ruth McCrary, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, William T. Bracy and wife, Lula M. Bracy, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Billy Ashley McCrary and wife, Mary Ruth McCrary, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29th day of November, 1948.

William T. Bracy

Lula Mae Bracy

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frances Caldwell, a Notary Public in and for said County and State, the within named William T. Bracy and wife, Lula M. Bracy, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of November, 1948.

Commission expires 2-6-51

Frances Caldwell
Notary Public

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