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WARRANTY DEED

FROM

Jackson Realty Company, Inc.

TO

Clarence T. Denton et ux.

The Guaranty Title Co.

Titles Guaranteed

Abstracts of Titles

Third Ave. North, Nashville, Tenn.

[redacted]

Recorded in Book ___ Page ___

Recording Fee $___

FELIX Z. WILSON, Register

By ___

For and in Consideration of the sum of

One Thousand Two Hundred ($1,200.00) and no/100- - - - - - - - - - - - - - DOLLARS

cash in hand paid by Clarence T. Denton and wife, Lula Ennis Denton, 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

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

Clarence T. Denton and wife, Lula Ennis Denton, 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. 14 of Block "G" on the Plan of Jackson Park, Section Three, not of record, described according to a survey made by James A. Hamilton, Surveyor, December 6, 1948, as follows:
Beginning on the southerly margin of Kenwood Drive at the corner of lots Nos. 14 and 15; thence with the line between said lots southwardly 250 feet to the southeast corner of lot No. 14; thence with the south line of said lot westwardly 100 feet to the southwest corner of said lot; thence with the west line of said lot, northwardly 250 feet to the southerly margin of Kenwood Drive; thence with the southerly margin of said Drive, eastwardly 100 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, said Register's Office.

The property in Jackson Park Subdivision (Section Three) 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 lot is to be re-subdivided. All residences in Section Three of said subdivision shall be of brick, or brick veneer or stone. No business house shall be constructed in Section Three of said subdivision. No outhouse shall

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