K 1725

63161

WARRANTY DEED

FROM
George A. Bing and wife

Elsie T. Bing
TO
Vernon S. Sharer and wife

Evelyn L. Sharer

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 6 day of JUN A.D. 1949 at 10:10 o'clock A.M.
Noted in Book 69 Page 434
Recorded in Book ... Page ...
Recording Fee $1.50
FELIX Z. WILSON, Register
By ... D.C.

FORM 103 FORMS & PRESS CO., NASHVILLE

For and in Consideration of the sum of 1,075.00

One Thousand Seventy Five and 00/100 - DOLLARS

Cash in hand, paid by Vernon S. Sharer and wife Evelyn L. Sharer, the receipt of which is hereby acknowledged.

We, George A. Bing and wife Elsie T. Bing

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

Vernon S. Sharer and wife Evelyn L. Sharer,

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

Land in Davidson County, Tennessee, being Lot No. 9 on the unrecorded plan of George C. Nolen's Subdivision of a 10-acre tract, shown on a survey made by Erle Drake, County Surveyor, May 30, 1935, and described according to said survey as follows:

Beginning at a point in the westerly margin of Camellia Place, formerly known as Newton Avenue, at the corner of Lots Nos. 8 and 9; thence southerly 100 feet, along the margin of said Place to a point thence along the southerly line of said lot North 87-½° West 220 feet to a stone; thence with a fence, North 6-3/4° West 100 feet to the corner of Lots Nos. 8 and 9; thence easterly, along the line between said lots 220 feet to the beginning.

Being part of the property conveyed to George A. Bing and wife, Elsie T. Bing by deed from Thomas B. Lamb et al, as of record in book 1713, page 359, Register's Office for said County.

RESTRICTIVE COVENANTS APPLYING TO THIS DEED AS FOLLOWS:

FIRST: The lot conveyed in this deed, to be used only for residential property and not to exceed a two family unit. One story units not to be built with less than 1200 square feet of floor space, exclusive of attached garage or utility room, and two story homes or story and one half, not less than 1000 sq. feet on first floor and balance on second floor.

SECOND: The residence so constructed on said lot shall be built as far back from the street as the building line of houses already errected on said street, with no part of the residence or porch extending out beyond this building line.

THIRD: No apartment or business houses shall be constructed on said lot, or any other type of building, other than for residential purposes.

(Over)

G 169