K 1727

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY TWO HUNDRED FIFTY AND NO/100 ($2250.00) DOLLARS cash in hand paid by W. W. Berry and wife, Mary A. Berry (hereinafter called Grantees), the receipt of which is hereby acknowledged, and as a further consideration of this grant and conveyance of the herein described property, the Grantees for themselves, their heirs and assigns, covenant and agree that for a period of fifteen (15) years from and after June 21, 1947, no part of said property shall be sold, conveyed or transferred to another without the written consent of F. N. McNeill, Jr., Trustee under the will of Laura Lea Robertson, deceased, his successors or assigns, be first obtained, unless and except Grantees first offer said property to F. N. McNeill, Jr., Trustee, or his successor trustee, at the same price and on the same terms as offered to a proposed purchaser, and in the event such offer is, in writing, refused, the Grantees may then convey said property on terms not less favorable than those offered F. N. McNeill, Jr., Trustee, or his successor trustee; and as a further consideration for this grant and conveyance the Grantees for themselves, their heirs and assigns, covenant and agree that any dwelling constructed on said property shall contain not less than: 1500 sq. ft. of floor space if a one story dwelling; 1200 sq. ft. on the first floor if a one and one-half story dwelling; 900 sq. ft. on the first floor if a full two story dwelling;

I, F. N. McNeill, Jr., Executor and Trustee under the will of Laura Lea Robertson, deceased, pursuant to the power and authority vested in me by said will, of record in Will Book 62, page 119, County Court for Davidson County, Tennesse., have bargained and sold and do hereby transfer and convey unto the said W. W. Berry and wife, Mary A. Berry, their heirs and assigns, in fee simple, a certain tract or parcel of land in the Seventh, formerly the Eleventh, Civil District of Davidson County, State of Tennessee, more particularly described as follows, to-wit:

> Being lot No. 2 on the map of the Second Addition to Gateway Acres, a part of the Overton Lea Estates, as of record in book 1424, page 83, Register's Office for said County.
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> Said lot No. 2 fronts 256.6 feet on the northerly side of Stonewall Drive and extends back 232.5 feet on the westerly line and 230.7 feet on the easterly line, to the southerly margin of Old Kirkman or Lea Avenue, measuring 255 feet thereon, containing 1.36 acres, more or less.

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