1757

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 1,950.00

---ONE THOUSAND NINE HUNDRED FIFTY AND NO/100--- DOLLARS

Cash paid by I. B. Towe and Wife, Christine E. Towe, the receipt of which is hereby acknowledged,

We, Louise Curley Hill and Husband, W. M. Hill

have bargained and sold, and by these presents do transfer and convey unto the said I. B. Towe and Wife, Christine E. Towe,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being the westerly part of the northerly part of Lot No. 9 and the northerly part of Lot No. 10 on the plan of I. C. McMahan's Subdivision of the Maplewood Lands, as of record in Book 547, Page 78, Register's Office for Davidson County, Tennessee, described as follows:
Beginning at an iron pin on the southerly margin of McMahan Avenue 290 feet west of the southwest corner of said Avenue and Gallatin Pike; thence with said Avenue, north 89 degrees West 80 feet to an iron pin; thence with a fence, south 5 degrees 30' west 118 feet to an iron pin; thence south 83 degrees 15' east 173.5 feet to an iron pin; thence north 0 degrees 05' east 135.5 feet to the beginning.
Being the same property conveyed to Louise Curley Hill by deed from D. P. Caldwell and Wife, of record in Book 1559, Page 451, said Register's Office.

RESTRICTIONS: The above described property is restricted to the erection of one residence only and to one outhouse, with residence fronting McMahan Avenue.

No house shall be erected on said land with less than 1000 square feet of floor area and such structure to be of brick veneer, or stone, which may include an attached garage of the same material.

The setback line shall be in commensurate with residences within the same block in which this property is located, and shall conform to all regulations of the planning and zoning commission.

Said Restrictions to remain until September, 1969.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said I. B. Towe and Wife, Christine E. Towe, their heirs and assigns, forever.

And We do covenant with the said I. B. Towe and Wife, Christine E. Towe, 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, except 1949 Taxes which have been pro-rated and purchaser will pay when due.
And We, Louise Curley Hill and Husband, W. M. Hill do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said I. B. Towe and Wife, Christine E. Towe, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17th day of September, 19 49.

Louise Curley Hill
W. M. Hill

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thelma Neal, a Notary Public in and for said County and State, the within named Louise Curley Hill and Husband W. M. Hill, the bargainor s, 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 17th day of September, 19 49.

THELMA NEAL NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Oct. 12, 1950

Thelma Neal
Notary Public

285