76357

WARRANTY DEED

FROM

Mrs. Emma W. Dismukes, et al,

TO

Chovine Mathis, et ux

The Guaranty Title Co.

Title Examined

Abstract of Title

REGISTERED
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
OCT 3 1945
of A. M.
at 10:30 o'clock
Noted in Book Page 430
Recorded in Book Page
Recording Fee $ 1.75
FELIX Z. WILSON Register
By Earl Thompson, Jr. Dpt. Reg.

Earl Thompson, Jr. Attorney
507 American Trust Building
Nashville 3, Tennessee

Telephone 6-6109

FORM 103 ...

WARRANTY DEED — J. R. WEST FORM — THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of Five Hundred and No/100 - ($500.00) - - - - - - - - - - DOLLARS

cash in hand paid by Chovine Mathis and wife, Bethula Mai Mathis;

Two Hundred Fifty ($250.00) Dollars paid in cash to Mrs. Emma W. Dismukes for Lot No. 11 hereinafter described, and Two Hundred Fifty ($250.00) Dollars paid in cash to Thomas H. Alexander and wife, Dorothy Alexander, for Lot No. 12, hereinafter described; the receipt of all of which is hereby acknowledged;

We, Mrs. Emma W. Dismukes (a widow), and Thomas H. Alexander and wife, Dorothy Alexander have bargained and sold, and by these presents do transfer and convey unto the said Chovine Mathis and wife, Bethula Mathis,

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 Lots Nos. 11 and 12 on the Map of Rock Hill Subdivision of Block "A" of the property of Mrs. Emma W. Dismukes in the 11th Civil District of said County, described according to a survey made by Ewell Anderson, Surveyor, August ____, 1945, as follows:

Beginning on the easterly margin of Farris Avenue at a point 150 feet North of the northwest corner of property conveyed to Howard Avent and wife by deeds from Mrs. Emma W. Dismukes, of record in book 1403, page 14 and book 1453, page 73, Register's Office for said County; thence eastwardly 200 feet; thence northwardly 100 feet to the corner of lots nos. 10 and 11; thence with the line between said two lots, westwardly 200 feet to the easterly margin of Farris Avenue; thence with said Avenue, southwardly 100 feet to the beginning.

Said lot No. 11 being part of the property conveyed to Mrs. Emma W. Dismukes by deed from J. H. McPhail, of record in book 1300, page 240; said lot No. 12 being the same property conveyed to Thomas H. Alexander by deed from Mrs. Emma W. Dismukes, of record in book 1639, page 519, said Register's Office.

Both Lots Nos. 11 and 12 hereinbefore described are hereby conveyed subject to restrictive covenants as follows:

No residence or building of any description, including its porches or other projections, shall be erected on said tract nearer than thirty feet from the front property line.