K 1759

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE AND NO/100 DOLLARS ($5.00), cash in hand paid by G. C. ENGLISH, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, OLD HICKORY DEVELOPMENT COMPANY, a Tennessee Corporation, with its principal office in Nashville, Davidson County, Tennessee, has bargained and sold, and by these presents does transfer and convey unto the said G. C. ENGLISH, his heirs and assigns, a certain tract or parcel of land, described as follows, to wit:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Plan showing H. B. Alexander's Subdivision of the Byron Martin property, as of record in Book 1130, Page 46, Register's Office for said County.

Said Lots Nos. 1 and 2 front together 100 feet on the southeasterly side of the Harding Road and run back 194 feet on the southwesterly line and 180 feet on the northeasterly line, with the southwesterly margin of Leake Avenue, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Old Hickory Development Company by deed from E. E. Murrey, Trustee, of record in Book 1731, Page 39, said Register's Office.

This conveyance is made subject to Easement for telephone line granted American Telephone & Telegraph Company, of record in Book 1207, Page 547, Register's Office for Davidson County, Tennessee; also Restrictive Covenant contained in deed from H. B. Alexander and wife, to E. E. Murrey, Trustee, dated November 12, 1947, of record in Book 1540, Page 333, Register's Office for Davidson County, Tennessee, as follows:

"It is expressly understood and agreed that this property shall not be used as a tourist camp for a period of 15 years from date hereof."

This property is also subject to zoning restrictions as set up by Davidson County Zoning Commission.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said G. C. ENGLISH, his heirs and assigns, forever.

AND, OLD HICKORY DEVELOPMENT COMPANY does covenant with the said G. C. ENGLISH that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except State and County Taxes for 1949, which have been prorated.

AND, OLD HICKORY DEVELOPMENT COMPANY does further covenant and bind itself, its successors and assigns, to warrant and forever defend

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