K 1782

FNM:h 12--49

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY SEVEN HUNDRED FIFTY AND NO/100 ($2750.00) DOLLARS cash in hand paid by C. R. Aita and wife, Marianne Thomas Aita (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: 1700 sq. ft. of floor space if a one story dwelling; 1500 sq. ft. on the first floor if a one and one-half story dwelling; 1100 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, Tennessee, have bargained and sold and do hereby transfer and convey unto the said C. R. Aita and wife, Marianne Thomas Aita, their heirs and assigns, in fee simple, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

> Being Lot No. 19 on the plan of Lealand Manor, Third Addition, a part of the Overton Lea Estates, described according to a survey made by William A. Pitts, Surveyor, as follows:

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