K 1808

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00,

- - - - - TEN AND NO/100 - - - - - - - - - - DOLLARS

Cash in hand paid by Rinkey Blumen and wife, Ethel Y. Blumen, receipt of which is hereby acknowledged, and other good and valuable considerations, - - - - -

We, Nathaniel T. Weems and wife, Ellen P. Weems, have bargained and sold, and by these presents do transfer and convey unto the said Rinkey Blumen and wife, Ethel Y. Blumen, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 108 on the Map of the North part of Noel's Subdivision of Watkins Grove, as of record in Book 547, page 156, Register's Office for said County. Said Lot No. 108 fronts 208.1 feet on the southerly side of Stokes Avenue and runs back between lines 341.5 feet on the westerly line and 283.8 feet on the easterly line, along the westerly margin of Stokesmont, formerly Hord, Street, to a dead line in the rear, measuring 200 feet thereon.
Being part of the property conveyed to Nathaniel T. Weems and wife, Ellen P. Weems, by deed from Life & Casualty Insurance Company, of record in Book 1629, page 567, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 848, page 47, as amended in Book 1081, page 361, said Register's Office, and further subject to the following restrictive covenants which are to be covenants running with the land and binding on the grantees, their heirs and assigns, for a period of twenty-five (25) years from date hereof:

1. No shop, store, factory, saloon, apartment house or business house shall be erected or maintained on the premises herein conveyed, but said premises shall be occupied and used for residence purposes only.

2. No residence, dwelling house, garage, or other outhouse shall be built on said land partly or wholly within 150 feet of Stokes Lane nor within 50 feet or Stokesmont, formerly Hord, Street, nor within 35 feet of either the southern or western property line bounding the property herein conveyed.

3. Nor shall the premises herein conveyed be sold or devised to any person or persons of African blood or descent, and no person or persons of African blood or descent shall own or acquire title thereto either in fee or otherwise or as tenants or lessees, but this conveyance does not preclude nor prohibit persons of African blood or descent from living on said premises in the capacity of servants.

4. That no residence or dwelling house shall be erected o n said lot costing less than $7,000.00.

5. It is further understood and agreed and is a part of the consideration of this conveyance that any septic tank or tanks placed on said premises shall be built according to the plans and specifications of the County of Davidson governing such tanks within its corporate limits.

6. No garage or other outbuilding shall be erected on said lot for use as a temporary dwelling.

7. Said foregoing stipulations and conditions shall be binding and shall be observed by the grantee s, their heirs, successors, and assigns, until the first day of January, 1975 , and it is expressly agreed that all and each of said stipulations shall attach to and run with the land and shall be binding upon all and every person or persons who may now or thereafter own, possess, occupy, or use said lots, or any part thereof, or any building or structure thereon, under any tenure whatsoever.

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