1809

WARRANTY DEED Form 1003 Published by Tennessee Title Company

For and in consideration of the sum of $ 5.00 - - -

- - - Five and No/100 - - - - - - DOLLARS

cash in hand paid by Dan C. Ewing and wife, Elizabeth H. Ewing, and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged.

I, M. N. Young, Trustee, pursuant to the power and authority vested in me in the deed of record in Book 1336, page 234, RODC, Tennessee.
I/ have bargained and sold, and by these presents do transfer and convey unto the said - - - Dan C. Ewing and wife, Elizabeth H. Ewing, 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. 9 of Block 1 on the Map of Highlands of Belle Meade, as of record in Book 547, page 180, Register's Office for said County. Said Lot No. 9 fronts 200 feet on the easterly side of Nichol Lane, formerly Midland Drive, and runs back 160 feet on the northerly line and 198 feet 6 inches on the southerly line, to a dead line in the rear, measuring 175 feet thereon. Being part of the property conveyed to M. N. Young, Trustee, by deed from Robert G. Benson, Trustee, of record in Book 1336, page 234, said Register's Office. Water rights, agreements, etc., contained in an instrument from Robert G. Benson, Trustee, et al, to The Nashville Suburban Utility District, of record in Book 1255, page 580 RODC, Tenn. This conveyance is made subjec to restrictions in Book 723, page 95, in Book 722, page 547, and in Book 928, page 621, which were filed for record prior to February 15, 1950, and the following restrictions which shall be covenants running with the land herein conveyed binding on the grantees, their heirs and assigns until January 1, 1970. (1) No residence or dwelling house shall be erected on any of said lots costing less than $15,000 under reasonable estimate, using 1948 price index (2) That no residence or dwelling house shall be erected on any of said lots that will have less than 1500 sq ft on the 1st floor; except 2 story house where the 1st floor must have not less than 1400 sq ft porches and breezeways not included in the above No. 2 restrictions unless enclosed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dan C. Ewing and wife, Elizabeth H. Ewing, their heirs and assigns, forever.

And I/ M.N.Young, Trustee do covenant with the said Dan C. Ewing and wife, Elizabeth H. Ewing that I/ as Trustee, am lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered, except 1950 taxes which the grantees assume and agree to pay, same having been prorated as of March 3, 1950.

And I, M. N. Young, Trustee my successors and assigns, do further covenant and bind myself, as Trustee ~~his heirs and representatives~~, to warrant and forever defend the title to the said land to the said Dan C. Ewing and wife, Elizabeth H. Ewing their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 3 day of March, 19 50.

M N Young Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frankie Wilkes, a Notary Public in and for said County and State, the within named M. N. Young, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3 day of March, 19 50.

My Commission expires July 6, 1950

Frankie Wilkes
Notary Public

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