K 1810



WARRANTY DEED

For and in consideration of the sum of ten dollars and other valuable consideration ($10.00) DOLLARS

cash in hand paid, I, we or either of us, hereby [illegible] H. G. Hill Realty Co., a corporation

have bargained and sold, and by these presents do transfer and convey unto the said Frederick L. Blank and wife, Bertha L. Blank, 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. 18, the east 20 feet of lot No. 19 and the west 60 feet of lot No. 17 of Section "A", Hillwood Estates, described according to a survey made by E. H. Wilkinson, Surveyor, February 25, 1950 as follows:
Beginning on the northerly margin of Hillwood Drive, at a point 20 feet west of the common corner of lots Nos. 18 and 19; thence northwardly 316.4 feet, to a point in the north line of lot No. 19; thence eastwardly 180 feet to a point 40 feet west of the northeast corner of lot No. 17; thence southwardly 303.2 feet, to the northerly margin of Hillwood Drive; thence with the northerly margin of said Drive, westwardly 180.5 feet to the point of beginning.
Being part of the property conveyed to H. G. Hill Realty Company by deed from H. G. Hill and wife, of record in book 731, page 542, Register's Office for said County.

Subject to restrictive covenants contained in an instrument executed by H. G. Hill Realty Company, et al, dated September 21, 1936, filed September 30, 1936, and recorded in book 1021, page 35, Register's Office for Davidson County, Tennessee., **and subject to the further restriction that any residence built on said land shall contain at least 1800 square feet of first floor space.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frederick L. Blank and wife, Bertha L. Blank their heirs and assigns, forever.
And H. G. Hill Realty Co., does covenant with the said Frederick L. Blank and Bertha L. Blank that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And H. G. Hill Realty Co. Inc., a corporation does further covenant and bind its successor heirs and representatives, to warrant and forever defend the title to the said land to the said Frederick L. Blank and Bertha L. Blank their heirs and assigns against the lawful claims of all persons, whomsoever.
IN WITNESS WHEREOF, H. G. HILL REALTY COMPANY, a corporation, has caused this instrument to be executed by its duly authorized officers this the 17 day of March 1950.

H. G. HILL REALTY COMPANY

By K. P. Billington
Secy

By K. P. Billington
Vice-Pres

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of _____, 19____

Commission expires _____

_____
Notary Public

FOSTER & PARKES CO., NASHVILLE

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