WARRANTY DEED

For and in consideration of the sum of ----------$300.00----------

THREE HUNDRED AND NO ONE-HUNDREDTHS----------DOLLARS CASH IN HAND PAID by Albert O. Denton and wife, and other good and valuable considertations, the receipt of all which is hereby acknowledged,

we, James H. Raymer and wife, Eva T. Raymer have bargained and sold, and by these presents do transfer and convey unto the said Albert O. Denton and wife, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the westerly 50 feet of lot No. 14 on the Revised Plan of Terra View Subdivision, as of record in book 1424, page 4, Register's Office for said County.

Said part of lot no. 14 fronts 50 feet on the northerly side of Wade Circle and runs back between parallel lines, 175 feet to a dead line. Being part of the property conveyed to James H. Raymer and wife, Eva T. Raymer, by deed from Frank R. Tinnon and wife, of record in book 1403, page 435, said Register's Office.

The property is sold and hereby conveyed subject to the following restrictions, to-wit:

That the property is restricted to residential purposes only. No residence shall be erected within 40 feet of the right-of-way. Said property shall not be sold, rented, leased, loaned, or in any way transferred to any Negro or person of African blood. No residence costing less than $4000.00 shall be erected thereon. All out houses must be behind the rear building line of the main residence with the exception of the garage.

The above restrictions are to be in effect for a period of 20 years, beginning January 1, 1946.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Albert O. Denton and wife, their heirs and assigns, forever.

And we do covenant with the said Albert O. Denton and wife that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, James H. Raymer and wife, Eva T. Raymer do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Albert O. Denton and wife their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 20 day of April, 1950

James H. Raymer

Eva T. Raymer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, D. R. Justice, a Notary Public in and for said County and State, the within named James H. Raymer + wife Eva T. Raymer the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20 day of April, 1950

Commission expires May 5, 1953

D. R. Justice
Notary Public

D. R. JUSTICE NOTARY PUBLIC DAVIDSON COUNTY

FOSTER & WEBB CO., NASHVILLE