1846

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of ($1250.00)

Twelve hundred fifty and no/100- - - - - - - - - - - - - - - - - - - **DOLLARS**

whidh has been paid in cash by John Clark Crawford and wife, Elrita P. Crawford, the receipt of which payment is hereby acknowledged, The Petroleum Facilities, Incorporated, a Tennessee Corporation has

~~have~~ **bargained and sold, and by these presents do transfer and convey unto the said** John Clark Crawford and wife, Elrita P. Crawford, 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. 44 and the South one-half of Lot No. 43 of Block A on the Map of Bellwood, as of record in Book 547, pag s 149 and 150, Register's Office for said County.

Said lot and said part of said lot adjoin and front together 90 feet on the easterly side of Golf Club Lane and run back between parallel lines 150 feet to a dead line. Being part of the property conveyed to Petroleum Facilities, Inc. by deed from Robert Nicholls Sims Crownover and wife, of record in Book 1786, page 97, said Register's Office.

The following restrictive covenants have been agreed upon by the parties to this instrument and shall run with the land for a period of 20 years from this date.

The purchasers agree to erect on the property a full two story, brick-veneer house of colonial design for not more than two family occupancy and containing not less than 900 sq. ft. of floor space exclusive of porches and extentions on each floor.

Not more than one building shall be erected on the property herein conveyed and no outbuilding of any kind will be erected on said property, except a garage which must- conform in design and materials to the main building and be not nearer than 75' of Saratoga Drive.

The purchasers agree that said building, when erected shall have French doors on the rear of the house opening upon a terrace.

No business of any kind nor any nuisance shall be maintained upon the premises.

It is agreed that plans for improvements shall be submitted to the seller for approval before any building is begun.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Clark Crawford and wife, Elrita P. Crawford, their **heirs and assigns, forever.**

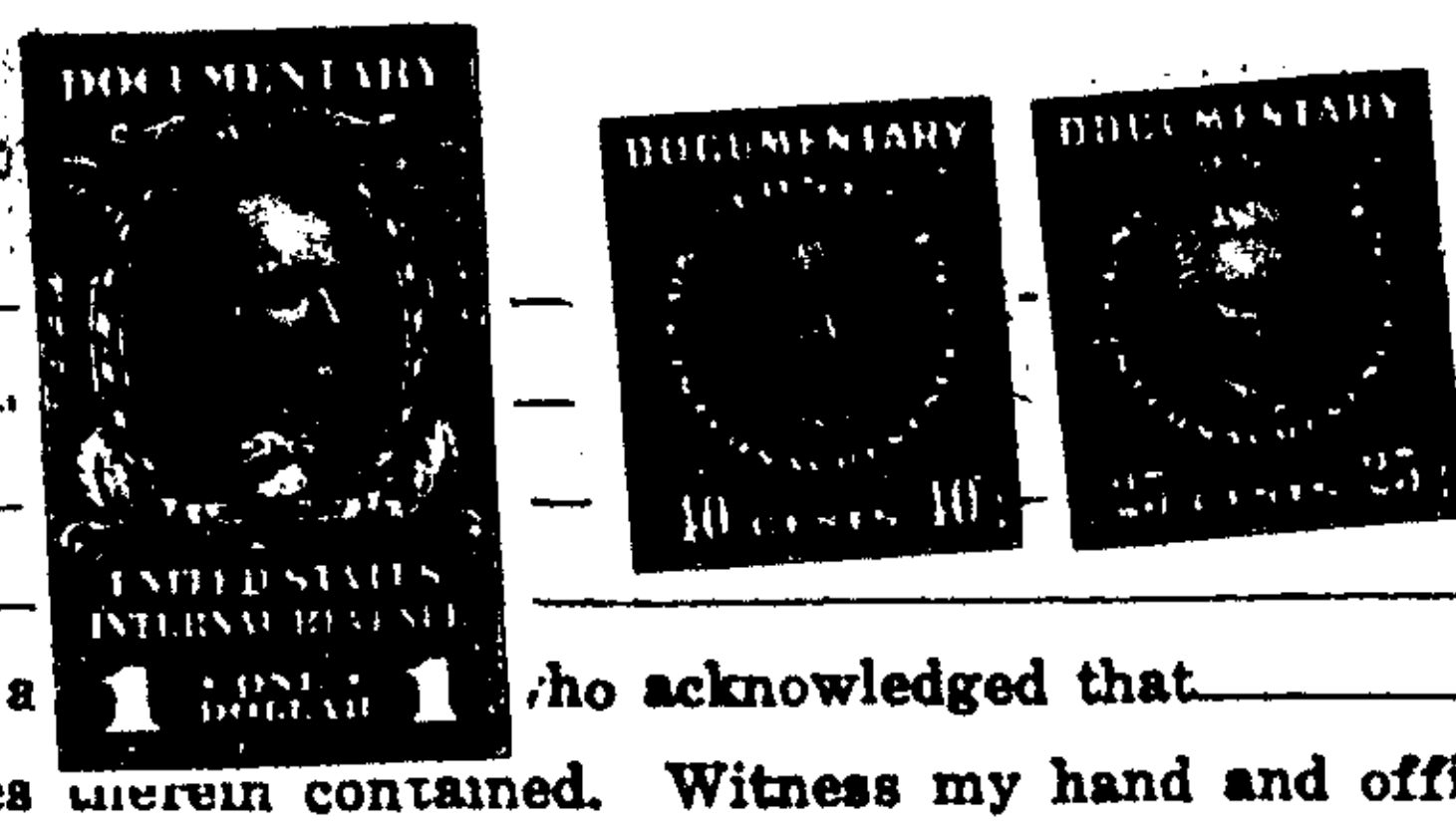
And it does ~~we~~ **covenant with the said** John Clark Crawford and wife, Elrita P. Crawford that it is **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,** except as herein recited and taxes for 1950 which the purchaser agrees to pay when due.

And it **do further covenant and bind** itself, its / successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** John Clark Crawford and wife, Elrita P. Crawford, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands** **this** 8th **day of** May, 19 50.

Attest: Petroleum Facilities, Incorporated

Secretary By- President



STATE OF TENNESSEE
Davidson County

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

the bargainor ____**, with whom I am personally a**____ **who acknowledged that** ____ **executed the within instrument for the purposes therein contained. Witness my hand and official seal at** ____**, Tennessee, this** ____ **day of** ____**, 19** ____.

Commission expires ____ **Notary Public**

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