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# WARRANTY DEED

FROM
Mrs. Emma W. Dismukes

TO
Chas. M. Cooper andwife
Carolyn T. Cooper

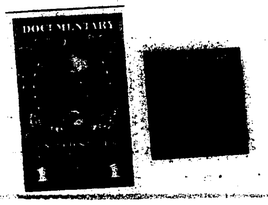
The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave., North
NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day of JUN A.D. 1950
at 12 1/2 o'clock P.M.
Noted in Book 72 Page 159
Recorded in Book Page
Recording Fee $ .40
JAMES R. WILSON, Register
By Dpt. Reg.

FORM 103 FOSTER & PARKES CO., NASHVILLE

For and in Consideration of the sum of SEVEN HUNDRED FIFTY and no/100 DOLLARS

cash in hand, paid by Mr. Chas. M. Cooper and wife Carolyn T. Cooper, the receipt of which is hereby acknowledged, I, Mrs. Emma W. Dismukes, a widow,




have bargained and sold, and by these presents do transfer and convey unto the said Chas. M. Cooper and wife Carolyn T. Cooper their heirs and assigns, a certain tract or parcel of land in Eleventh Civil District Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a point on the east margin of Farris Avenue, which is the northwest corner of the property conveyed to Howard Avent et ux by deed from Mrs. Emma W. Dismukes, recorded in Book 1403, Page 14, Register's Office of Davidson County, Tennessee; thence eastwardly, along Avent's north line, two hundred (200) feet to Avent's northeast corner; thence northwardly one hundred and fifty (150) feet to the southeast corner of lot no.12 by deed recorded in Book 1759, Page 170, R. O. D. C. Tenn.; thence westwardly, with the line between lots 12 and 13, two hundred (200) feet to the east margin of Farris Avenue; thence southwardly, with the said east margin, one hundred and fifty (150) feet to the beginning.

Being Lots Nos. 13, 14 and 15 of Block "A" on the map of Rock Hill Subdivisionaccording to a survey made by Ewell Anderson, Surveyor in August, 1945 and part of the property conveyed to Mrs. Emma W. Dismukes by deed from J. H. McPhail, of record in Book 1300, Page 240, Register's Office of Davidson County, Tennessee.

RESTRICTIONS: These lots are subject to the following restrictions covenants and conditions, to-wit: (a) No residence or building of any description, including its porches or other projections, shall be erected on said tract nearer than thirty feet from the front property line. (b) No residence or building of any description shall be constructed on the front building line of said property at a cost of less than One Thousand ($1000.00) Dollars. (c) All residences shall front on the street on which said lot fronts. (d) No building shall be located nearer than seven feet to the side line of any tract, except that side line restrictions shall not apply to a detached garage or other out buildings located one hundred feet or more from the front property line. It is expressly agreed that all and every one of said stipulations, cove-

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