K 1878

WARRANTY DEED

For and in consideration of the sum of $10.00

--- Ten and No/100 ------- DOLLARS

cash in hand paid by Marvin Bubis and wife, Bess R. Bubis, and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged.

I, Hattie May Wilkerson, a widow, have bargained and sold, and by these presents do transfer and convey unto the said Marvin Bubis and wife, Bess R. Bubis, 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. 27 on the map of Clearview Subdivision, as of record in book 843, page 8, Register's Office for said County, described as follows:
Beginning on the easterly margin of Clearview Drive at the corner of lots Nos. 26 and 27; thence with the line between said two lots, southeastwardly 165 feet to the corner of lots Nos. 2, 26 and 27; thence with the line between said lots Nos. 2 and 27 northeastwardly 67 feet to the corner of lots Nos. 1, 2 and 27; thence with the line between said lots Nos. 1 and 27, northwardly 164.6 feet to the southerly margin of Woodlawn Avenue; thence with same, westwardly 100 feet to the easterly margin of Clearview Drive; thence with same, southwestwardly 158.1 feet to the beginning.
Said property was devised to Hattie May Wilkerson by will of H. Burton Wilkerson, deceased, of record in Will Book 62, page 341, County Court for said County.
Easement for public utilities.
This conveyance is made subject to restrictive Covenants contained in an instrument executed by H. B. Wilkerson, dated May 2, 1930, filed May 5, 1930, and recorded in book 753, page 212, RO
Additional restrictive covenants contained in deed from H.B.Wilkerson and wife, to Meridith Caldwell and Brownlee O. Currey, of record in book 790, page 151, RODC, as follows:
"That no residence shall be erected on lot No. 1 nearer than fifty feet to Woodlawn Avenue, nor on lots Nos. 26 and 27 nearer than forty feet to Clearview Drive."
Also the following restriction which shall be covenant running with the land herein conveyed binding on the grantees their heirs and assigns until January 1, 1970."No residence or dwelling shall be erected on said lot costing less than $20,000.00 under reasonable estimate using 1949 price index."

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marvin Bubis and wife, Bess R. Bubis, their heirs and assigns, forever.

And I do convenant with the said Marvin Bubis and wife, Bess R. Bubis that I 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 pro rated as of August 4, 1950.
And I, Hattie May Wilkerson do further convenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Marvin Bubis and wife, Bess R. Bubis, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 4th day of August, 19 50

Hattie May Wilkerson

STATE OF ~~MARYLAND~~ TENNESSEE
~~DAVIDSON~~ County

Personally appeared before me, Allene Jenkins, a Notary Public in and for said County and State, the within named Hattie May Wilkerson, a widow

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

Witness my hand and official seal at office, this 15th day of August, 19 50.

Commission expires January 12, 1952

Allene Jenkins
Notary Public

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