1907

WARRANTY DEED

For and in consideration of the sum of $10.00 - -

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

cash in hand paid by S. H. Bracey and wife, Helen P. Bracey, and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged.

We/ E. R.Ellis and wife, Ellis T. Ellis have bargained and sold, and by these presents do transfer and convey unto the said S. H. Bracey and wife, Helen P. Bracey, 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. 4 of Block "D" on the Plan of Tyne Meade, Section 3, as of record in book 1424, pages 12, 13, and 14, RODC described as follows: Beginning on the westerly margin of Harpeth Hills Drive at the corner of lots Nos. 3 and 4; thence with the line between said lots westwardly 263.2 feet; thence northwardly 180 feet to the southerly margin of Forsythe Avenue; thence with the southerly margin of said Avenue eastwardly 243.2 feet to the beginning of a curve; thence around said curve with a radius of 20 feet to the westerly margin of Harpeth Hills Drive; thence with the westerly margin of same southwardly 160 feet to the beginning.

Being the same property conveyed to E. R. Ellis and wife, Ellis T. Ellis by deed from M. L. McMakin, Trustee, of record in book 1491, page 56, said Register's Office.

Easement for public utilities, building setback lines and restrictions as shown on plan in book 1424, pages 12, 13 and 14, RODC, Tenn. said restrictions being as follows: "No lot or lots shall again be subdivided, re-subdivided, altered, or changed so as to produce less area than hereby established until a system of sewers is installed and made accessable to such lot or lots, or otherwise approved by the Davidson County Planning Commission and the Health Officers and under no condition shall such lot or lots be subdivided, re-subdivided, altered, or changed so as to produce less area then prescribed by the covenant restriction running with the title of the property."

Restrictive covenants contained in an instrument executed by M. L. McMakin, Trustee, dated May 1st, 1947, filed May 26, 1947, and recorded in book 1489, page 471, RODC, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said S. H. Bracey and wife, Helen P. Bracey, their heirs and assigns, forever.

And we do convenant with the said S. H. Bracey and wife, Helen P. Bracey 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, except 1950 taxes which the grantees assume and agree to pay, same having been pro rated as of October 10, 1950

And We, E. R. Ellis and wife, Ellis T. Ellis, do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said S. H. Bracey and wife, Helen P. Bracey their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of October, 1950.

Ellis T. Ellis

E R Ellis

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Frankie Wilkes, a Notary Public in and for said County and State, the within named E. R. Ellis and wife, Ellis T. Ellis

the bargainors, 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 10 day of October, 1950

Commission expires 7-7-54

Frankie Wilkes
Notary Public

343