K 1970

For and in consideration of the sum of

Three Thousand Three Hundred Seventy-five ($3,375.00) and no/100 DOLLARS

cash in hand paid by Leon May, the receipt of which is hereby acknowledged, We, H. E. Smith, Jr. and wife, Waulean Hatcher Smith

have bargained and sold, and by these presents do transfer and convey unto the said Leon May, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the southerly 137½ feet of lot No. 4 on the Revised Plan of Mrs. Claude Waller's Re-subdivision of lots Nos. 4, 5, 6, 9, 10, 11, 14 and 15 on the map of Ensworth, as of record in book 421, page 175, Register's Office for said County.
Said part of lot No. 4 fronts 137½ feet on the easterly side of Ensworth Avenue and runs back from the center of said Avenue between parallel lines 566 feet to the center of Oaklawn Avenue, now closed.
Being part of the property conveyed to H. E. Smith, Jr. and wife, Waulean Hatcher Smith by deed from Frederick E. Cowden and wife, of record in book 1784, page 483, said Register's Office.

This conveyance is made subject to restrictive covenants contained in deed from Mrs. Martha N. Waller to Frank W. Washington, of record in book 741, page 766, Register's Office for said County. And for the consideration aforesaid, it is agreed that said land is conveyed subject to the following additional restrictions, to-wit:

That any building or structure erected thereon shall contain not less than 1800 square feet; that any building erected thereon shall not be nearer to Ensworth Avenue than the present residence of Wendell Phillips; and that all structures shall conform to the requirements of the Building & Zoning Commission.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leon May, his heirs and assigns, forever.

And we do convenant with the said Leon May 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 do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Leon May, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of April, 19 51.

H. E. Smith, Jr.

Waulean Hatcher Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named H. E. Smith, Jr. and wife, Waulean Hatcher Smith

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 12th day of April, 19 51.

Commission Expires 1-10-53

[illegible]
Notary Public

DAVIDSON CO. TENN.

33091

WARRANTY DEED

FROM H. E. Smith, Jr. et ux.

TO Leon May

Mail to Grantee

RECEIVED
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for Record
APR 13 1951
at 12:20 P.M.
Noted in Book 2288
Recorded
JAMES F. NIXON, Register
By [illegible] D.R.

The G[illegible] Title [illegible] Abstract [illegible] Nashville, Tenn. Form 103

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