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

- - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Everett L. Butler and wife, Birdie D. Butler, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Alva Haley McCuistion and husband, Price T. McCuistion,

have bargained and sold, and by these presents do transfer and convey unto the said Everett L. Butler and wife, Birdie D. Butler,

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. 33 on the Plan of Haley's subdivision of part of Block 8 in J. T. Sheegog's Addition, as of record in Book 947, page 186, Register's Office for said County.

Said Lot No. 33 fronts 100 feet on the northwesterly side of River Drive and runs back 168 feet 4 inches on the northeasterly line and 172 feet on the southwesterly line to a dead line, measuring 100 feet thereon.

Being part of the property conveyed to J. A. Haley and wife, Alice D. Haley, and Y. [illegible] Haley and wife, Lora H. Haley, by deed from G. T. [illegible], of record in Book 688, page 39, said Register's Office, the said Alice D. Haley having since died, and Y. [illegible] Haley and wife, having conveyed their undivided interest to the said J. A. Haley (now deceased) by deed of record in Book 1132, page 627, said Register's Office.

And for the consideration aforesaid, it is agreed that said land is conveyed subject to the following restrictions which shall run with said land until May 1st, 19[illegible], to-wit:

1. That said land shall be used for residence purposes only, and no residence shall be erected on said land costing less than [illegible],000.00.

2. That no person of African blood or descent shall acquire title to said land in fee or as lessee or otherwise, but this covenant does not preclude or prohibit persons of African blood or descent from living on said property in the capacity of servants of the owners thereof.

3. No swine or other nuisance shall be kept or maintained on the premises.

4. No building, or any part thereof shall be erected, kept or maintained, within [illegible] feet of the front line of the lot herein conveyed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Everett L. Butler and wife, Birdie D. Butler, their heirs and assigns, forever.

And we do covenant with the said Everett L. Butler and wife, Birdie D. Butler, 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, Alva Haley McCuistion and husband, Price T. McCuistion, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Everett L. Butler and wife, Birdie D. Butler, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25th day of October, 1951.

DOCUMENTARY — UNITED STATES INTERNAL REVENUE — 1 DOLLAR
DOCUMENTARY — 10 CENTS

Alva Haley McCuistion
Price T. McCuistion

STATE OF ~~TENNESSEE~~ [illegible]
~~Davidson County~~ [illegible] County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Alva Haley McCuistion and husband, Price T. McCuistion,

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 [illegible], ~~Tennessee~~, this [illegible] day of [illegible], 19[illegible].

Commission expires [illegible]

[illegible signature]
Notary Public

52361

WARRANTY DEED

FROM

Alva Haley McCuistion Et Vir

TO

Everett L. Butler Et Ux

$1,000.00

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received [illegible] NOV 24 [illegible] at 11 [illegible]
Book 2026 Page 553
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2.00
M. McAmaly[illegible]

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