K 2028

53606

WARRANTY DEED

FROM
Miss Anah Golden
Rt # 2
Bon Aqua, Tenn
TO
C.J.Garner and Sarah Garner
Madison, Tenn
105 Cockrill Bottom, Nashville, Tenn

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 19 day of NOV 1951 at 10:10 o'clock A.M.
Noted in Book 27 Page 1
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Mrs. Jones Dpt. Reg.

Form 102—Yokley Ptg. Co.

WARRANTY DEED J. R. WEST FORM THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of

Fifty ($50.00) and no/100---------- DOLLARS

Cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledge; I, Anah Golden

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

C.J.Garner and wife, Sarah Garner

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

Tract fifteen(15), Block B, of OVERLOOK ESTATES, a subdivision in the County of Davidson, State of Tennessee, a plat of which subdivision is of record in Book 843, page 105, Register's Office of said County.

The property is sold and hereby conveyed subject to the following restrictions, to-wit:

That the said property shall not be sold, leased, or rented to any negro or person of African descent. No residence shall be erected within twenty-five(25) feet of the front line of said property. The said subdivision of which the above described property is a part and parcel thereof, is restricted to residence purposes only, excepting lots fronting on Gallatin Pike, upon which either residences or business stores may be constructed. Residences erected upon said property shall contain not less than 450 square feet of floor space, and no sheet metal or corrugated iron shall be used in construction thereof. It is expressly understood that any building erected upon said property shall be completely finished on the exterior in brick, stucco or siding. If siding, it shall be painted with not less than two coats of paint before being occupied. No outside toilets may be erected on the property. Plans for any building to be constructed on said property, costing less than $1,000.00 must be approved by the seller or seller's architect.

The foregoing stipulations, covenants and conditions are and shall be binding and obligatory upon the grantee, his heirs, devisees, successors and assigns and it shall be agreed that each and all of said stipulations, covenants and conditions shall attach to and run with the land and shall be binding and obligatory

G 179