K 2036

For and in consideration of the sum of $ 2,500.00 -

TWO THOUSAND FIVE HUNDRED AND NO/100 - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by the grantees herein, receipt of which is hereby acknowledged, we,

C. L. PARKER and wife, ANNIE MARIE PARKER,

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

CARL WALKER MAYS and wife, KATHLEEN O. MAYS,

their heirs and assigns, a certain tract or parcel of land in the 12th, formerly the 10th, formerly the 22nd, District of Davidson County, State of Tennessee, described as follows to wit: Being part of the west part of Lot No. 3 on the Map of the Lands of K. J. Morris, deceased, as of record in Book 57, page 47, Register's Office for said County, and partly described and shown on a copy of a survey made by Z. J. Wilkinson, Surveyor, as follows:

BEGINNING at a point in the center line of Bell Lane, formerly Old Phillips Lane, at the southeast corner of the land formerly owned by Mrs. Jackson, being an iron pipe in Boyd's line; thence along Mrs. Jackson's or Boyd's east line, and along a fence, North 10° 30' East 498 feet to a point; thence easterly 166 feet to a point; thence southerly 498 feet to the center line of Bell Lane; thence with the center line of said Lane, North 87° 45' West 208 feet to the beginning.

Being part of the property conveyed to C. L. Parker and wife, Annie Marie Parker, by deed from Arla Ruth Cox, of record in Book 1811, page 121, said Register's Office.

It is understood and agreed that the above described property is conveyed subject to the following restrictions, which shall be covenants running with the land, binding upon the grantees, their heirs and assigns:

(1) Any house built on said property shall contain not less than 1100 square feet of floor space.
(2) Any house built on said property shall be located so that said house will not be more than 10 feet out of line with adjoining houses.
(3) Any house built on said property must be completed by the early part of 1952.
(4) Grantors convey herewith a permanent and perpetual easement to the use of the spring on the grantors adjacent property, so long as the water in said spring is sufficient to serve both grantor's property and that herein conveyed; and in the event said water supply becomes insufficient, grantors agree to furnish a pump to grantees for any well or other water supply of grantees on the property 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 Carl Walker Mays and wife, Kathleen O. Mays, their heirs and assigns, forever.

And we do covenant with the said grantees herein 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, C. L. Parker and wife, Annie Marie Parker, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 25th day of January, 19 52.

C L Parker
C. L. Parker

Annie Marie Parker
Annie Marie Parker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise Edwards, a Notary Public in and for said County and State, the within named C. L. Parker and wife, Annie Marie Parker, the bargainor S, 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 Nashville, Tennessee, this 24 day of January, 1952

Commission expires July 11-1955

Louise Edwards
Notary Public

WARRANTY DEED
C-I-SOL - MB

FROM
C. L. PARKER et ux,
ANNIE MARIE PARKER

TO
CARL WALKER MAYS et ux,
KATHLEEN O. MAYS

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1[illegible] day
of FEB 1952 at 12:20 o'clock P.M.
Noted in Book 1[illegible] Page 224
Recording Fee $1.20
JAMES P. WILSON, Register
By [illegible] D.R.

Published by

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