K 2093



WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ -5.00- FIVE DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, James E. Adams and wife, Mary L. Adams have bargained and sold, and by these presents do transfer and convey unto the said J.J. Mitchell and wife, Lorena Davis Mitchell their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being the southerly 235 feet of Lot No. 25 on the Plan of Glendale Park, as of record in Book 57, page 141, Register's Office for said County.
Said part of said lot fronts 190 feet on the northerly side of Glendale Lane and runs back between parallel lines, along the easterly margin of Park Avenue, (not improved,) 235 feet to a dead line.
Being part of the property conveyed to James E. Adams and wife, Mary L. Adams, by deed from Winston Caldwell and wife, of record in Book 2041, page 535, said Register's Office.

This conveyance is made subject to restrictions in Book 1788, page 106, Register's Office for said County.

The following restrictions are hereby imposed on the property herein conveyed:
1. No noxious or offensive trade shall be carried on upon this property nor shall anything be done thereon which may be or become a nuisance or any annoyance to the neighborhood.
2. There shall not be erected at anytime any trailor, basement, tent, shack, garage or barn, for residential purposes either temporary or permanent, and there shall not be any residence of a temporary character permitted. All out-buildings, or any addition to the present building now on said property, must be constructed of the same material as the present building is constructed.
3. The foregoing restrictions are hereby declared to be covenants running with the land and shall be binding and obligatory upon all persons who now own or who may hereafter own, possess, or occupy said property for a period of thirty years from date hereof.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J.J. Mitchell and wife, Lorena Davis Mitchell their heirs and assigns, forever.

And we do covenant with the said J.J. Mitchell and wife, Lorena Davis Mitchell 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, James E. Adams and wife, Mary L. Adams do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J.J. Mitchell and wife, Lorena Davis Mitchell their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 16th day of August, 19 52

James E. Adams

Mary L. Adams

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