K 2096

For and in consideration of the sum of $ 10.00,

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

Cash in hand paid by the grantees herein, and other good and valuable considerations,

receipt of which is hereby acknowledged, ---

We, William W. Gray and wife, Mamie E. Gray,

have bargained and sold, and by these presents do transfer and convey unto the said E. GRAVES PATE and STEVEN O. MARTIN,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: A tract of land in the 11th Civil District of said County, described partly according to a survey made by Harvey Gee, Surveyor, March 1, 1952, as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard, (Hall's Lane Section), 259.5 feet west of the northwest corner of a 2.94 acre tract conveyed to Hooper B. Nichols and wife by deed from William W. Gray and wife, of record in Book 2038, page 451, Register's Office for said County; thence with said Boulevard, westerly 250 feet; thence leaving said Boulevard, south 1° 10' west 638.2 feet to an iron pin in Blair's north line; thence along his line, north 88° 50' east 250 feet to a point 273.4 feet west of the southwest corner of the Nichols tract; thence northwardly 648 feet more or less to the beginning, containing 3.75 acres, more or less.

Being part of the property vested in William W. Gray as devisee under the Will of J. Morgan Gray, deceased, of record in Will Book 43, page 494, County Court Clerk's Office for said County, and as the only heir at law of Nettie G. Gray, deceased.

The above described property is conveyed subject to the following restrictive covenants, which shall run with the land and shall be binding upon the grantees herein, their heirs or assigns, for a period of thirty years from date hereof, as follows:

1. The land herein conveyed shall be used for residential purposes only.
2. No residence shall be constructed upon said land containing less than 1600 square feet of floor space.
2. Any residence erected upon said land shall be constructed of brick or stone.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. Graves Pate and Steven O. Martin,

their heirs and assigns, forever.

And we do covenant with the said grantees herein, that lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And We, William W. Gray and wife, Mamie E. Gray, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said E. Graves Pate and Steven O. Martin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of September, 1952.

William W. Gray

Mamie E. Gray

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, Nancy Junius Hicks, a Notary Public in and for said County and State, the within named William W. Gray and wife, Mamie E. Gray, 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 19th day of September, 1952

Commission expires July 11, 1956.

Nancy Junius Hicks
Notary Public

WARRANTY DEED
G-85950 - mk
FROM
WILLIAM W. GRAY ET UX
TO
E. GRAVES PATE & STEVEN O. MARTIN

Prep 78 ft 574
2 sec
St Lucas

DOCUMENTARY TAX STAMPS
of Richmond, Virginia

G 573