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EDWARD E. MARLIN ET UX

TO / RESTRICTIONS

MARLIN MEADOWS SUBDIVISION, SECTION No. 3

URBAN DEVELOPMENT CO. OF NASHVILLE

RUSH

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for ... 30 JAN 1953
at 10 A.M. 4 P.M. 407
Book ... Page ...
Fees $2.00
...

We, the undersigned, Edward E. Marlin and wife, Claudia Marlin, hereby declare that we are the owners of Lots Nos. 5 to 28 both inclusive on the Map of Marlin Meadows Subdivision, Section No. 3, of record in Book 2133, page 26 of the Register's Office for Davidson County, Tennessee, and do hereby declare that the following shall be restrictive covenants affecting said lots, and shall be covenants running with the land, binding on us, our heirs and assigns, for a period of twenty-five (25) years from the date hereof, which said restrictions are as follows:

1. All lots restricted in this subdivision shall be known and described as residential lots, and no structure shall be erected on any residential building plot in the nature of a shop, store, factory, saloon or business house of any kind, no asylum, hospital, or institution of such character. Said premises shall be used and occupied for residence purposes only and not otherwise. Nothing in this covenant, however, shall be deemed to preclude a duplex or two-family house.

2. No residential lot shall be re-subdivided but shall remain as shown on the recorded plat, and not more than one residence may be maintained on any one lot at any time.

3. No obnoxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

4. No trailer, basement, tent, shack, garage, barn or other outbuilding shall be erected and used as a temporary or permanent residence.

5. All residences shall be of stone or brick veneer (except as below shown) except above the plate line, such as gables or dormers for which wood or asbestos siding may be used. Any house erected on Lots Nos. 13, 14 and 15, regardless of construction, must contain, exclusive of porches or garages, at least 1200 square feet on the first floor; on all other lots houses of brick or stone veneer must contain as much as 900 square feet of floor space on the first floor exclusive of porches or garages, and if a frame is built on any of said lots the same must contain, exclusive of porches or garages, as much as 1200 square feet of floor space on the first floor

6. If the parties hereto or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein before April 1, 1977, it shall be lawful for any other person or persons owning any lots in said development or subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violation,

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS on this the 29th day of January, 1953.

Edward E. Marlin

Claudia Marlin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, O. B. Jones, a Notary Public, in and for said County and State, the within named Edward E. Marlin and wife, Claudia Marlin, 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 Nashville, Davidson County, Tennessee, this 29th day of January, 1953.

O. B. Jones
Notary Public

My commission expires: July 6 1955

G 41