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WARRANTY DEED

FROM H. G. Hill Realty Company

TO John H. Beveridge et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record FEB 27 1953 day
at 11:35 o'clock A. M.
Noted in Book 74 Page 545
Recorded in Book Page
Recording fee $3.00
Witness my hand and seal of office
Register

Guaranty by Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

FORM 103 (WITH 6 PANELS CO., NASHVILLE)

For and in Consideration of the sum of

Eight Thousand Five Hundred ($8,500.00) and no/100 - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by John H. Beveridge and wife, Reed M. Beveridge, the receipt of which is hereby acknowledged.

H. G. HILL REALTY COMPANY, a corporation organized and existing under the laws of the State of Tennessee, with its principal office at Nashville, has

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

John H. Beveridge and wife, Reed M. Beveridge, their

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

Being lot No. 41 on the Plan of Hillwood Estates, Section 5, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, as follows:
Beginning on the westerly margin of West Hillwood Drive at the southeast corner of the property conveyed to Edward J. McGavock and wife by deed from H. G. Hill Realty Company, of record in book 2014, page 365, Register's Office for said County; thence with said McGavock's southerly line south 89° 50' west 350 feet to said McGavock's southwest corner and continuing in the same direction 100 feet, in all 450 feet to an iron pin; thence south 15° east 359.5 feet to the corner of lots Nos. 40 and 41; thence with the line between said two lots north 77° 10' east 475 feet to the westerly margin of West Hillwood Drive; thence with same, northwardly 265 feet to the beginning.
Being part of the property conveyed to H. G. Hill Realty Company by deed from Mamie W. Hill and husband, of record in book 1058, page 155, said Register's Office.

This conveyance is made subject to easement for public utilities along the southerly and westerly lines of premises and building setback line, as shown on survey of Hillwood Estates, Section 5.

The land herein conveyed is sold and conveyed subject to the following covenants and restrictions which are hereby agreed and declared to be and constitute covenants running with the land, binding on the grantee and the heirs, successors or assigns of grantee for a period of twenty five years from and after December 31, 1950, to-wit:

1. Said land shall be used for residential purposes only; and only one house is to be erected or constructed on said land above described, and no outhouse or outhouses are to be erected or constructed on said above described property, other than a garage which shall be in strict harmony with the residence built on said lot. No building or buildings shall be nearer than 35 feet to the side lines or rear line of the lot, and said garage shall in no event be in front of the building line established for residences, as hereinabove set out; the doors of garage shall not face upon West Hillwood Drive.

2. A one story residence shall contain not less than 2800 square feet area on first floor plus an attached garage of not less than 400 square feet of area. A one story residence with basement garage shall contain not less than 3000 square feet of area, exclusive of basement and attic area. A two story residence shall contain not less than 2000 square feet area on first floor and not less than 1600 square feet area on second floor plus an attached garage of not less than 400 square feet of area. A two story residence with basement garage shall contain not less than 2200 square feet of area on first floor and 1600 square feet of area on second floor exclusive of basement and attic area. No apartment house, duplex, or other multiple dwelling house or boarding house, nor any commercial enterprise, shall be constructed, operated or maintained on the above described property.

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