WARRANTY DEED

FROM 98102

L. E. DeLoach

TO

Maude DeLoach

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
of 2:45 o'clock P.M. MAY 2 1963
Noted in Book 60 Page 200
Recorded in Book ____ Page ____
Recording Fee $ 2.00
JAMES B. WILSON, Register
By ____ Dpt. Reg.

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

Form 103

WARRANTY DEED

For and in Consideration of the sum of -- FIVE --

DOLLARS

and other good and valuable considerations, cash in hand paid, the receipt of which is hereby acknowledged, I, L. E. DeLoach, the surviving spouse of Lillie DeLoach, deceased,

have bargained and sold, and by these presents do transfer and convey unto Maude E. DeLoach my present wife, her heirs and assigns, a one-half undivided interest in ~~the above named~~, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 19, Block B, of SUNNYMEADE ESTATES, a subdivision in the County of Davidson, State of Tennessee, a plat of which subdivision is of record in Book 974, pages 56 and 57, Register's Office of said County. Said Lot 19, Block B, fronts 60 feet on the southerly side of Ardee Avenue, and runs back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to L. E. DeLoach et ux by deed from A. D. Dutton et ux of record in Book 1151, page 272, said Register's Office.

The property is sold and hereby conveyed subject to the following restrictions, to-wit:

(a) That no lot or lots shall be sold, aliened, leased, or rented to any negro or person of African descent, nor shall any such lots be occupied by any negro or person of African descent except in the capacity of servant.

(b) No residence or other building shall be erected within thirty feet of the front line of any of said lots except as hereinafter expressly provided.

(c) Each and every lot in said sub-division shall be used exclusively for residential purposes except as hereinafter expressly provided.

(d) No residence shall be constructed on any of said lots costing less than $2,500.00, unless the said William Fate Williams agrees to same in writing and the plans therefor have been approved in writing by his architect.