K 2272

WARRANTY DEED Form 1401 Published by Tennessee Title Company

For and in consideration of the sum of $ 500.00 Cash FIVE HUNDRED AND NO/100 DOLLARS

To me in hand paid received by William H. Suggs and wife, Billie Hunt Suggs the receipt of which is hereby acknowledged.

I Agnes Hows, Archey have bargained and sold, and by these presents do transfer and convey unto the said William H. Suggs and wife, Billie Hunt Suggs their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, described according to a survey made by S. H. Hutchison, Surveyor, March 10, 1954, as follows:

Beginning at a point in the center of the Old Buffalo Road at the northeast corner of the property conveyed to W. J. McPherson and wife, by deed from Ed Hows, et al., of record in Book 1079, page 236, Register's Office for said County; thence with the center of said Road, South 70° East 157.5 feet to an iron stake; thence South 45° West 402 feet to the center of U. S. Highway No. 70; thence with the center of said Highway, North 56° West 150 feet to the eastern boundary line of said McPherson property; thence with the eastern boundary line of said McPherson property, North 45° East 365 feet to the beginning, containing 1.30 acres, more or less.

Property including premises was devised to Agnes Hows, now Archey, by Will of B. M. Hows, deceased, of record in Will Book 51, page 484, County Court for said County.

The following restrictive convenants attached to and run with the land and are binding upon the grantees herein, their successors and assigns to wit:

1. The premises herein described to be used for resident purposes only.
2. That no residence or dwelling house or other structure is to be erected or maintained on these premises closer than 75 feet on the North Eastern boundary line of U. S. Highway 70.
3. No dwelling house is to be erected consisting of less than 1300 square feet ground floor space exclusive of porches and attached garage.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William H. Suggs and wife, Billie Hunt Suggs their heirs and assigns, forever.

And I do covenant with the said William H. Suggs and wife, Billie Hunt Suggs that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except for 1954 State and County taxes which the grantor agrees to pay when due.

And I, Agnes Hows, Archey do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said William H. Suggs and wife, Billie Hunt Suggs their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 22nd day of March, 19 54.

Agnes Howe Archey.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hattie L. Sparr, a Notary Public in and for said County and State, the within named Agnes Hows, Archey

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of March, 19 54.

My Commission expires April 1 - 1957

Hattie L. Sparr
Notary Public

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