K 2281

WARRANTY DEED

Howard Gardner & wife, Alleen P.

21837

To

Robert H. Horsley & wife, Kathryn H.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
[illegible] o'clock
and recorded in Book
Fee $
Register

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

WARRANTY DEED

For and in Consideration of the sum of

Three Thousand Five Hundred and no/100 ($3500.00) - - - - - - - - - DOLLARS

cash in hand paid by Robert H. Horsley and wife, Kathryn H. Horsley, the receipt of which is hereby acknowledged,

We, Howard Gardner and wife, Alleen P. Gardner

have bargained and sold, and by these presents do transfer and convey unto the said Robert H. Horsley and wife, Kathryn H. Horsley, 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 7th, formerly the 11th, Civil District of said County, described according to a survey made by Stephen A. Draper, Surveyor, March 31, 1954, as follows:
Beginning at a point in the center of Oman Memorial Drive at the intersection of the center line of said Drive and the western boundary line of the Eileen Gardner property; thence with the center of said Drive, southwestwardly 200 feet; thence north 61° 07' west 786 feet to a point in the southern boundary line of the Eddy Arnold property; thence with the southern boundary line of said Arnold property, north 68° 35' east 88 feet to Arnold's southeast corner; thence with Arnold's eastern boundary line, north 1° 09' east 266 feet; thence south 77° 15' east 724 feet; thence south 0° 30' west 346.3 feet to the beginning, containing 7.283 acres, more or less.
Being part of the property conveyed to Alleen P. Gardner by deed from Maurice E. Mattingly and wife of record in book 2196, page 279, Register's Office for said County.

It is hereby agreed that as a part of the consideration for this conveyance the herein described property shall be restricted as follows:

1: The said property to be used for residential purposes only, and the residences to be erected thereon shall be confined to one or two family dwellings.

2: Not more than two residences shall be erected on the tract herein conveyed.

3: The residences and garages erected shall be of standard brick-veneer or stone-veneer construction. Nothing in this restriction, however, shall prevent

G 249