K 2282

WARRANTY DEED

For and in consideration of the sum of ten dollars, $10.00, and other good and valuable consideration

CHARLES P. STIDHAM AND WIFE BETTIE STIDHAM

have bargained and sold and by these presents do transfer and convey unto the said CLYDE M. LOFTIS AND WIFE, THELMA L. LOFTIS THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being a part of Lots Nos. 28 and 30 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, Page 44, Register's Office for said county; and more specifically that land in Davidson County, Tenn., of record, on a map prepared by N. G. Jenkins, Surveyor, dated May 29, 1954, in Book_____, Page_____, R.O.D.C. described as follows:

Beginning at a point on the above mentioned Jenkin's Map called the "Point of Beginning", (this starting point is that point in the center of Monticello Avenue nearest to the corner of Lots Nos 25, 26, 27, and 28 on the above mentioned Alta Loma Subdivision Map), and extending easterly 203 feet in the center line of Monticello Drive to a point; thence northerly 620 feet to an iron pin; thence westwardly 320 feet to a point in the center line of Monticello Drive; thence southerly in the center line of Monticello Drive 208 ft. to a point; thence still in the center line of Monticello Drive southeasterly a distance of 462± ft. to the starting point of "Point of Beginning". Monticello Avenue and Monticello Drive are the same street.

Being a part of that property conveyed to Charles P. Stidham and wife, Bettie Stidham, by deed from J. E. Thompson of record in Book 1151, Page 401 said Register's Office.

Said property is conveyed subject to the following restrictions which shall run with the land and which are reserved by the grantor for the benefit of his heirs, executors, administrators, and assigns, for the period of the next _____ years from the date of this deed:

Only residences and one garage per residence, if said garages are desired, shall be built on any part of this land. No residence shall have less than 900 ft. of floor space. Exterior walls shall be of brick or stone and roofs shall be of composition shingle or slate or tile. No tin, aluminum or similar metal shall be used for roofs. No barns, chicken houses, outdoor toilets, or other similar outbuildings other than garages shall be constructed on any part of this property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CLYDE M. LOFTIS AND AND WIFE, THELMA L. LOFTIS, THEIR heirs and assigns, forever. And we do covenant with the said CLYDE M. LOFTIS AND WIFE, THELMA L. LOFTIS, THEIR heirs and assigns that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. Property is subject to right-of-way and easement granted American Telephone and Telegraph Company dated August 15, 1942, recorded in Book 1237, Page 312, R.O.D.C.

And we do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said CLYDE M. LOFTIS AND WIFE, THELMA L. LOFTIS, THEIR heirs and assigns against the lawful claims of all persons whomsoever.

State and County taxes for 1954 are to be prorated as of date of this deed.

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