K 2295

WARRANTY DEED

For and in consideration of the sum of Twenty One Thousand ($21,000.00) Dollars to me this day in hand paid by Robert Billingsley, Bobby Reece, and Hobart Baird, Trustees of the Jackson Park Church of Christ of 4103 Gallatin Road, Davidson County, Tennessee, the receipt of which is hereby acknowledged, I, Mrs. Tommie M. Dillard, have bargained and sold, and by these presents do transfer and convey unto the said Robert Billingsley, Bobby Reece, and Hobart Baird, Trustees of said Jackson Park Church of Christ, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the southerly half of Lot No. 82, the southeast corner of Lot No. 117 and the easterly 500 feet of Walker Street, as shown on the plan of the Subdivision of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said County, described as follows:

Beginning on the westerly margin of the Gallatin Road, at the northeast corner of Lot No. 81 on said plan; thence with the northerly line of said Lot No. 81, westerly 500 feet; thence Northerly, parallel with the Gallatin Road, 100 feet; thence easterly, parallel with the first line, 500 feet to the westerly margin of said Road; thence with the westerly margin of said Road, southerly 100 feet to the beginning.

Being the same property conveyed to Mrs. Tommie M. Dillard by deed from Mrs. Dean M. Hunter, et al., of record in Book 1636, page 531, said Register's Office.

This conveyance is made subject to the restrictive covenants contained in the deed from Mrs. Sarah E. McMahan to A. B. Cullum and wife dated April 23, 1923, filed May 10, 1923, and recorded in Book 615, page 438, Register's Office for Davidson County, Tennessee, as follows:
"The following restrictions, conditions and limitations which are covenants running with said land and reserved to the said Mrs. Sarah E. McMahan, her heirs and assigns, for the benefit of the remainder of her adjoining land as well as for the benefit of the land herein conveyed, namely:

First: No dwelling house costing less than Four Thousand Dollars ($4,000.00) based on a fair and reasonable valuation, shall ever be erected on the lot herein conveyed or on any other lot or lots fronting thepike between this lot and the place where the said Mrs. Sarah E. McMahan's Bowling Green stone residence is now located north of this lot on the Gallatin Pike.

Second: Said land herein conveyed shall never be sold or conveyed to any person or person of African descent.

Third: The said Mrs. Sarah E. McMahan reserves for herself, her heirs and assigns, the right to maintain, as and where it is now located, the water pipe line which extends from the water main at the southeast corner of the lot herein conveyed across thefront of said lot or between it and the pike, together with the right to make necessary repairs thereon."

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