K 2298

For and in consideration of the sum of $ 10.00,

TEN AND NO/100 DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations,

receipt of which is hereby acknowledged, we

We, J. W. Blair and wife, Betty E. Blair,

have bargained and sold, and by these presents do transfer and convey unto the said

PAUL C. HARLAN and wife, GLADYS G. HARLAN,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 35 on the Plan of Blair Heights, Section Two, as of record in Book 2133, page 51, Register's Office for said County, as corrected by Surveyer's Certificate of record in Book 2272, page 246, said Register's Office.

Said Lot 35 fronts 244.3 feet on the easterly side of Beverly Drive and runs back 232.26 feet on the northerly line and 233.94 feet on the southeasterly line, to a dead line, measuring 98.4 feet thereon.

Being part of the property conveyed to J. W. Blair and wife, Betty E. Blair, by deed from Kate McNish Allen and husband, of record in Book 1973, page 139, said Register's Office.

The above described property is conveyed subject to the following restrictive covenants:

(a) That all buildings erected on said land shall be of uniform distance from the front property line, which shall in no instance be nearer than 70 feet from the front line of said lot.

(b) This property is permitted to be used for residence purposes only, and is subject to the building restrictions as herein set forth, to wit: That no residence shall be erected thereon consisting of less than 1100 square feet of floor space on the first floor and must be constructed of brick or stone, if constructed of any other material this must be subject to agent's approval and plans must be submitted to agent before construction begins.

(c) That the said residence must be completely constructed before occupied as living quarters.

(d) That if the garage is not attached to said residence, same must be set back 130 feet from said property line. No garages shall open on front of dwelling.

(e) That no nuisance of any kind shall be maintained or allowed on the premises nor any use be made of the property which shall be noxious or dangerous to health.

(f) If units are built over garage they must be built for servant quarters only and not for rental purposes.

(g) A perpetual easement is reserved over the rear ten feet of said lot for utility installations and maintenance such as electric line, gas, water mains, sewers, etc.

(h) All the foregoing stipulations, covenants and conditions are and shall be binding and obligatory upon and shall be observed by the said grantees, their heirs, tenants or assigns, until the 1st day of January 1972.

(i) All culverts used in drive ways shall be subject to the county's approval.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul C. Harlan and wife, Gladys G. Harlan, their heirs and assigns, forever.

And we do covenant with the said grantees herein, 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, except by 1954 taxes.

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