K 2302

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

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

ALEX NEWSOM BEAVERS and wife, MARY CORNELIA BEAVERS,

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. 34 on the Plan of Blair Heights, Section Two, as of record in Book 2133, page 51, Register's Office for said County, and described as follows:
Beginning at a point on the easterly margin of Beverly Drive, at the common corner of Lots 34 and 35; thence with the line between said lots, northeasterly 233.94 feet to a point; thence southeasterly 196.5 feet to a concrete monument in what would be the north margin of Linda Lane, if extended; thence with the margin of said Linda Lane, proposed extension, southwesterly 161.05 feet to the beginning of a curve; thence with said curve, westerly 48.27 feet to the easterly margin of said Beverly Drive; thence with the margin of said Drive, northwesterly 155.7 feet to the beginning.
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.

Said property is conveyed subject to the following restrictive covenants:

(a) That all buildings erected on said land shall be no [redacted] 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 1200 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 developer's approval and plans must be submitted to ~~agent~~ developer 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. No carports shall open toward the front of the 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.

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