K 2304

For and in consideration of the sum of $ 10.00

- - - - - - TEN AND NO/100 - DOLLARS

Cash in hand paid by Donald Irvin and wife, Violet N. Irvin, and other good and valuable considerations, receipt of which is hereby acknowledged, We

A. R. GREENE and wife, ANNIE LOIS GREENE

have bargained and sold, and by these presents do transfer and convey unto the said Donald Irvin and wife, Violet N. Irvin,

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. 1 on the Map of Blackman Acres, as of record in Book 2083, page 92, Register's Office for said County.

Said Lot No. 1 fronts 90 feet on the east side of Blackman Road and runs back between lines, 369.1 feet on the north line and 286.5 feet on the south line to a dead line in the rear on which it measures 124.5 feet.

Being part of the property conveyed to A. R. Greene and wife, Annie Lois Greene, by deed from Robert Calvin Kimbrough and wife, of record in Book 2196, page 103, said Register's Office.

Subject to restrictive covenants contained in the deed from Herman I Allen and wife, to William J. Mullins and wife, dated April 17, 1946, of record in Book 1391, page 107, as follows:

"The above property shall not be sold, leased or transferred to persons of African blood or descent. Said property shall not be used for a business of any kind. Any building erected on said property shall set back 50 feet from Blackman Lane and shall cost not less than $3,000. Said restrictions expire 25 years from the date hereof."

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Donald Irvin and wife, Violet N. Irvin their heirs and assigns, forever.

And we do covenant with the said Donald Irvin and wife, Violet N. Irvin 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.

And we, A. R. Greene and wife, Annie Lois Greene do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Donald Irvin and wife, Violet N. Irvin their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 6 day of November, 19 54

A. R. Greene

Annie Lois Greene

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie B Overton, a Notary Public in and for said County and State, the within named A R Greene and Annie Lois Greene

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of Nove ber, 19 54

Commission expires 3 October 29, 1958

Jessie B Overton
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM
A R GREENE, ETUX

37260

TO
DONALD IRVIN, ETUX

(Please put in Murphree Map box)

Published by



Filed for record this 9 day of NOV 1954 at 12 o'clock M.

Register

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