K 2343

47378 Recd 2.50

WARRANTY DEED

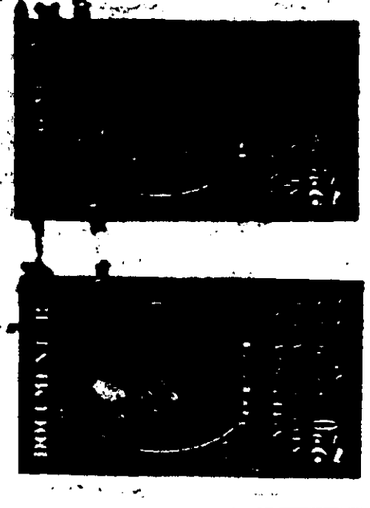
FROM

H. G. Hill Realty Company

TO

John V. Beall et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for recd FEB 16 1955
at 12:10 o'clock P.M.
Noted in Book 83 Page 455
Recorded in Book Page
Recording Fee $ 2.50
JAMES P. HILLSMAN, Register
By Mc Keathley D.C.



Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE
FORM 103

For and in Consideration of the sum of ----------($3,750.00)----------

---Three Thousand Seven Hundred Fifty and no/100----------DOLLARS

cash in hand paid by John V. Beall and wife, Vivien C. Beall, the receipt of which is hereby acknowledged,

H. G. Hill Realty Company, a corporation organized and existing under the laws of the State of Tennessee, with its principal office at Nashville has ----------have bargained and sold, and by these presents do transfer and convey unto the said

---John V. Beall and wife, Vivian C. Beall, 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 129 on the Plan of Hillwood Estates, Section 8, as of record in book 2133, page 123, Register's Office for said County, described as follows: Beginning on the northerly margin of Huckleberry Road at the corner of lots Nos. 129 and 130; thence with the line between said two lots northwardly 225.05 feet to the corner of lots Nos. 129, 130, and 131; thence with the line between said lots Nos. 129 and 131 northeastwardly 223 feet; thence south 51° 07' east 68 feet; thence south 15° 04' east 307 feet to the northerly margin of Huckleberry Road; thence with same westwardly 220 feet to the beginning. Being part of the property conveyed to H. G. Hill Realty Company by deed from Leslie Marshall, Clerk and Master of Marshall County, Tennessee, of record in book 2096, page 629, said Register's Office.

This conveyance is made subject to utility easement, building setback line and conditions of owners certificate, as shown on plan in book 2133, page 123, said Register's Office.

The land herein conveyed is sold and conveyed subject to the following covenants and restrictions which are hereby agreed and declared to be and constitute covenants running with the land, binding on the grantee and the heirs, successors or assigns of grantee for a period of twenty five years from and after December 31, 1950, to-wit:

1. Said land shall be used for residential purposes only; and only one house is to be erected or constructed on said land above described, and no outhouse or outhouses are to be erected or constructed on said above described property, other than a garage which shall be in strict harmony with the residence built on said lot. No building or buildings shall be nearer than 35 feet to the side lines or rear line of the lot, and said garage shall in no event be in front of the building line established for residences, as hereinabove set out; the doors or the entrance to the garage shall not face upon Huckleberry Road.

2. A one story residence shall contain not less than 2000 square feet area on first floor plus an attached garage of not less than 400 square feet of area. A one story residence with basement garage shall contain not less than 2200 square feet of area, exclusive of basement and attic area. A two story residence shall contain not less than 1600 square feet area on first floor and not less than 1000 square feet area on second floor plus an attached garage of not less than 400 square feet of area. A two story residence with basement garage shall contain not less than 1800 square feet of area on first floor and 1000 square feet of area on second floor exclusive of basement and attic area. No apartment house, duplex, or other multiple dwelling house or boarding house, nor any commercial enterprise, shall be constructed, operated or maintained on the above described property.

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