59886

WARRANTY DEED

FROM Alleen P. Gardner, et vir

TO Paul W. McCluskey, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8th day of JUN A.D. 1955 at 12 o'clock M.
Noted in Book 96 Page 176
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ Dp. Reg.

Attorneys Title Company

For and in Consideration of the sum of Two Thousand Five Hundred and No/100- - - - - - - - - - - - - - - - - - -($2,500.00)- - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Paul W. McCluskey and wife, Mavis R. McCluskey, receipt of which is hereby acknowledged,

We, Alleen P. Gardner and husband, Howard Gardner,

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

* * * * * *PAUL W. Mc CLUSKEY AND WIFE, MAVIS R. McCLUSKEY* * * * * * * * * * *

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

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee described according to a survey made by Stephen A. Draper, Surveyor, June 1, 1954 as follows:

Beginning at a point in the center of Cuan Memorial Drive at the southeast corner of a 1.33 acre tract of land conveyedto Andrew E. Price and wife, of record in Book 2280, page 424, Register's Office for said County, said point being 665 feet easterly from the intersection of the center line of said Drive and the center line of Granny White Pike; thence with the eastern boundary line of said Price Property, north 11° 58' west 318.6 feet to the northeast corner of said Price Property; said point being in the southern boundary line of the Eddy Arnold Property; thence with said Arnold's line, north 68° 35' east 238 feet to an iron pin; thence south 11° 58' east 355.5 feet to the center of said Drive; thence with the center of said Drive, south 78° 02' west 235 feet to the beginning, containing 1.62 acres, more or less.

Being part of the property conveyed to Alleen P. Gardner by deed from Maurice E. Mattingly and wife, of record in Book 2196, page 279, said Register's Office.

It is hereby agreed that as a part of the consideration for this conveyance the herein described property shall be restricted as follows:

1: The said property to be used for residential purposes only, and the residences to be erected thereon shall be confined to one or two family dwellings.

2: Not more than one residence shall be erected on the tract herein conveyed.

3: The residence and garage erected shall be of standard brick-veneer or stone-veneer construction. Nothing in this restriction, however, shall prevent the use of wood, asbestos shingles or stucco being used in the gables, on walls bounding porches or patios, or along the front wall of the house for architectrual treatment.

4: The first floor area of a single family residence erected on said tract shall contain a minimum of 1200 square feet, the floor area of a single story two-family residence erected shall contain a minimum of 1600 square feet. The first floor area of a two-family residence having more than one story erected on said tract shall contain a minimum of 1000 square feet; in all cases the minimum area required may include a one-car attached garage.