BK 2438

WARRANTY DEED

FROM Alleen P. Gardner, et vir

62081

TO George C. Luken, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day
JUN 1955
A.D.
32 o'clock P.M. Page 247
Book 2438 Page
Recording Fee ..... $.75
JAMES P. WILSON, Reg.
By ..... Dpty. Reg.

Attorneys Title Company

G. W. ALLEN & CO. INC.
SALES RENTALS LOANS
AND INSURANCE

WARRANTY DEED

Attorneys Title Company

For and in Consideration of the sum of Two Thousand Six Hundred Twenty Five and No/-100* * * * * * * * * * * * * * ($2,625.00)* DOLLARS cash in ~~cash~~ paid by George C. Luken and wife, Lenora H. Luken, 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 * * * * * * * * * * * * * GEORGE C. LUKEN AND WIFE, LENORA H. LUKEN* * * * * * * * *

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 11th, Civil District of Davidson County, Tennessee described according to a survey made by Stephen A. Draper, June 11, 1955 as follows:

Beginning in the center of Oman Memorial Drive, 1,440 feet from the intersection of the center lines of said Drive and Granny White Pike; thence with the center of said Drive Southeastwardly 154.7 feet to the beginning of a 10° curve in said Drive; thence around said curve in a southeasterly direction 95.3 feet; thence south 4° 23' east 440 feet to an iron pin; thence north 85½° west 125.2 feet to a 6 inch cedar; thence south 69½° west 119.4 feet to an iron pin; thence north 4° 23' west 549.1 feet to the beginning.

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

It is hereby agreed that as a part of the consideration for this conveyance the above 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 and patios, or along the front wall of the house for architectural 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.

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