WARRANTY DEED

FROM

George Ewin et ux

68493

TO

Mark E. Kay et ux

REGISTER'S OFFICE
STATE OF TENNESSEE,
DAVIDSON COUNTY
Received for record 17 day
of AUG A.D. 1956
at ... o'clock
Noted in Book 84 Page 189
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By ___ Dpt. Reg.

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

Form 103

WARRANTY DEED

For and in Consideration of the sum of Ten ($10.00) and no/100 - DOLLARS

cash paid by Mark E. Kay and wife, Fay C. Kay, the receipt of which is hereby acknowledged.

We, George Ewin and wife, Ruth E. Ewin,

have bargained and sold, and by these presents do transfer and convey unto the said Mark E. Kay and wife, Fay C. Kay, 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 4th Civil District of said County, being part of the Homestead and Dover Tract of land of the H. G. Steele property shown on the survey made by Lyle and Batts, County Surveyors, August 1896, and being Tract No. 6 shown on the survey made by Stephen A. Draper, Surveyor, June 1, 1954, described according to said Draper's survey as follows:

Beginning at a point in the center of Central Pike, 545.5 feet westerly from the intersection of the center line of said Pike and the center line of New Hope Road, said point being the common corner of Tracts Nos. 6 and 7 on said Draper's survey; thence with the center of said Pike, south 64° 32' west 220 feet to the common corner of Tracts Nos. 5 and 6 on said Draper's survey; thence with the line between said Tracts Nos. 5 and 6, north 25° 28' west 660 feet to the southern boundary line of Tract No. 14 on said Draper's survey; thence with the line between said Tracts Nos. 6 and 14, north 64° 32' east 220 feet to the northwest corner of said Tract No. 7; thence with the line between said Tracts Nos. 6 and 7, south 25° 28' east 660 feet to the beginning, containing 3.33 acres, more or less.

Being part of the property conveyed to George Ewin by deed from Florence J. Mitchell et al, of record in book 2282, page 417, Register's Office for said County.

This conveyance is made subject to the following restrictions;
Any residence built on said lot shall contain not less than 800 square feet.
All frame buildings shall either be stained or painted on the outside.
No shacks or temporary buildings shall be construct d on either lot. This does not prohibit construction of barns or chicken houses, said lot to be used for residential purposes only.
These restrictions to remain in force for a period of 30 years from date hereof.