K 2745

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WARRANTY DEED

FROM

Lovell N. Smith et ux

TO

Malcolm H. Lucy et ux

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of Five thousand ($5,000.00) DOLLARS

cash in hand paid by Malcolm H. Lucy and wife, E. Helen Lucy, receipt of of which is hereby acknowleaged, we, Lovell N. Smith and wife, Mary Smith

have bargained and sold, and by these presents do transfer and convey unto the said Malcolm H. Lucy and wife, E. Helen Lucy, 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 9th, formerly the 14th, Civil District of said County, and State, described according to a survey made by S. H. Hutchison, Surveyor, April 2, 1958, and August 30, 1957, as follows:

Beginning at a stake on the westerly margin of South Harpeth Road, north 4° east 165 feet, north 2° 30' west 71 feet, north 13° 30' west 78 feet, north 22° west 50 feet and north 34° west 93 feet from the northeast corner of the property conveyed to Harold H. Hughes and wife by Lovell N. Smith and wife, by deed of record in book 2707, page 586, Register's Office for said County; thence south 89° west 561 feet to a stake; thence south 5° east 400 feet to a stake on the northerly margin of a 50-foot unnamed road; thence with said road, south 89° west 200 feet to a stake; thence north 5° west 200 feet to a stake; thence south 86° west 750 feet to a stake; thence north 5° 30' west 592 feet, more or less, to a stake in the southern boundary line of the Earl Joslin property; thence with same and the southern boundary line of the Charlie King property, south 87° 30' east 1224 feet more or less, to the westerly margin of said South Harpeth Road; thence with same, south 61° 30' east 255 feet to a stake and south 44° east 150 feet to the beginning, containing 14.30 acres, more or less.

Together with an easement for a 50-foot roadway lying south of and adjacent to the above described property extending eastwardly from said property to South Harpeth Road, as shown on said survey.

Being part of the real property conveyed to Lovell N. Smith and wife, Mary Smith, by Laura Joslin Hutton, et al, by deed dated January 29, 1949, filed February 3, 1949, and recorded in book 1681, page 335, said Register's Office.

This conveyance is subject to the following restrictions:

(1) Said property shall be used for residential purposes only (2) no building shall be located nearer to the front line than 75 feet from said street and (3) no residence or dwelling house shall be erected or kept on said land costing less than $8,000.00, nor consisting of not less than 1000 square feet of floor space; however, this restriction shall not prohibit the erection of one servant house on said land costing less than $8,000 and consisting of less than 1,000 square feet of floor area.

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