K 2751

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

WARRANTY DEED

For and in consideration of the sum of $20.00 DOLLARS

.....in hand to us paid, the receipt of which is hereby acknowledged,

We,

Willis and wife, Rosa H. Willis,

have bargained and sold, and by these presents do transfer and convey unto the said R. B. Elizer and wife, Mary S. Elizer,

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

a tract of land in the 10th Civil Civil District of Davidson County, Tenn., a part of the front property of Peay Memorial Park and described according to a survey made by Stephen A. Draper, 11/1/53, as follows: Beginning at a point 148.8 feet west of Dickerson Road on the northerly side of Memorial Drive, the same being the southwest corner of tract conveyed to Willis & Morris by Goodlettsville Men's Club, Inc., and following said Memorial Drive 50 feet to a point; the southeast corner of tract conveyed to Goodlettsville Masonic Lodge #271, F & A M; thence with said tract conveyed to Goodlettsville Men's Club, Inc., thence north 5 degrees 45' West 114.3 feet to a pin; thence north 5 degrees 45' west 20 feet across an alley to a pin; thence South 85 degrees 13' East 50 feet to a point; thence South 5 degrees 45' East 20 feet across an alley to a pin; thence South 5 degrees 45' East 135.8 feet to the point of beginning.

Being the same property conveyed to Roy Willis and wife, Rosa H. Willis of record in Book 2243, Page 561, Register's Office Davidson County, Tennessee.

The following restrictions are set forth by the Goodlettsville Men's Club, Inc. for the above described property:

1. All exterior wall must be of Masonry Construction.
2. Roof of all buildings must be of brick, stone, or glass.
3. No temporary buildings are allowed to be handled, stored or used on premises.
4. Building line is set back of 20 feet and a set back from ... 50 feet.
5. All driveways in front of lots must conform to Davidson County ... specifications.
6. The front lot back on this tract can only be used for parking area. No fences or wall can be built on parking area in front of building.
7. Due to request of Davidson County Health Department no public sewerage may be used on these premises, until public sewerage system has been installed.
8. Twenty foot alley in rear of tract which is included in description of property must be kept open at all times, as the easement therein created is reserved for the benefit of all holders of property in this area.

The foregoing stipulations, covenants and conditions are and shall be binding and obligatory upon the grantees, their heirs, devisees, successors and assigns, until January 1, 1974, and it is expressly agreed that all of said stipulations, convenants, and conditions shall attach to and run with the land, and shall be binding upon every person, or persons, who may now or hereafter occupy, occupy or use said premises, or any part thereof, or any building or structure thereon, under any tenure whatsoever.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said R. B. Elizer and wife, Mary S. Elizer their heirs and assigns, forever.

And We do covenant with the said R. B. Elizer and wife, Mary S. Elizer that We are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

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