K 2800

WARRANTY DEED

FROM

E. W. Cooper, et al

TO

Randle E. Jones and wife, Beulah B. Jones

H. T. VANCE COMPANY
AGENTS
REAL ESTATE AND INSURANCE
ALpine 4-0606 MAXWELL HOUSE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day of AUG 1958 at 11:39 A.M.
Noted in Book 70 Page 834
Recording Fee 2.00
JAMES P. WILSON, Register
By [illegible] D.C.

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

No 148579 Guar. Title Co

WARRANTY DEED

For and in Consideration of the sum of Thirty one hundred ($3,100.00)

DOLLARS

Paid to undersigned conveyors by Randle E. Jones and wife, Beulah B. Jones in cash, receipt of same being here acknowledged, we, E. W. Cooper, W. P. Cooper and Anna Cooper Frost

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

Randle E. Jones and wife, Beulah B. Jones

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

Land in Davidson County, Tennessee, being lot No. 8 on the Plan of Eastland Acres, Section 7, as of record in book 2330, page 166, Register's Office for said County. Said lot No. 8 fronts 110 feet on the southerly margin of Brittany Drive and extends back 302.2 feet on the easterly line and 240.3 feet on the westerly line, to a dead line, measuring 206.5 feet thereon.

Said lot is conveyed subject to the following restrictions which are covenants to run with the land binding for 30 years from date hereof, to wit:

1. The land shall be used for residential purposes only.
2. All residences erected on any numbered lot shown on the recorded Plan, in Section 7 of Eastland Acres must contain a minimum of 1250 square feet ground floor area, exclusive of garages, porches, and breezeways, and must conform to all existing Zoning and building regulations as required by Law, and all restrictions and requirements of Residential B, as now published and required.
3. Said lot is subject to an easement along its south and west line for utilities and to set back line as shown on said recorded Plan.

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