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Mc 14 A 578 Guar. Title Co

WARRANTY DEED

FROM

E. W. Cooper, et al

TO

Herbert N. Johnson, Jr. and wife

Henry F. Johnson

STATE OF

18

3:46 P 2

Deed Book 91 Page

Register's Fee 2.00

JAMES P. WILSON, Register

By

H. T. VANCE COMPANY

AGENTS

REAL ESTATE AND INSURANCE

ALpine 4-0606 MAXWELL HOUSE

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 Tuenty five hundred and no/100 ($2,500.00) **DOLLARS**

paid to the undersigned Conveyors in cash by Herbert N. Johnson, Jr. and wife, Mary E. Johnson, receipt of which is 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 Herbert N. Johnson, Jr. and wife, Mary E. Johnson **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. 6 on the Plan of Eastland Acres, Section 7, as of record in book 2330, page 166, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Brittany Drive at the corner of lots Nos. 5 and 6; thence with the line between said two lots southeastwardly 177.3 feet; thence south 17° 25' west 210.5 feet to the northerly margin of Longfield Avenue; thence with same northwesterly 212.06 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northeasterly 35.44 feet to the southeasterly margin of Brittany Drive; thence with same northeasterly 167.95 feet to the beginning.

Daid land is conveyed subject to the following restrictions which are covenants running with the land binding for 30 years from date hereof.

1. The land shall be used for residential purposes only.

2. All residences erected on any numbered lot 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 eastern line for utilities and to set back line as shown on said recorded Plan.

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