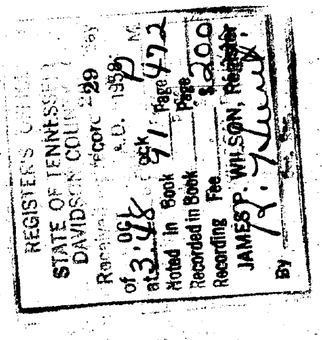
K 2811

WARRANTY DEED

FROM R. L. Peacher, et ux

TO 3867 J. W. Lakebrink, 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 Hundred Seventy And no/100 ($570.00) DOLLARS cash in hand paid by J. W. Lakebrink and wife, Adele L. Lakebrink receipt of which is hereby acknowledged,

we, R. L. Peacher and wife, Anita L. Peacher have bargained and sold, and by these presents do transfer and convey unto the said J. W. Lakebrink and wife, Adele L. Lakebrink their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lots Nos. 62 and 63 on the Plan of Wooddale Grove Annex, as of record in book 547, pages 109, and 110, Register's Office for said County.

Said lots Nos. 62 and 63 front together 100 feet on the southeasterly side of Miami Avenue and extend back between parallel lines 150 feet to a dead line.

Being part of the real property conveyed to R. L. Peacher and wife, Mary Bernice Peacher by deed from J. B. White and wife, dated April 24, 1943, filed April 24, 1943, and recorded inbook 1246, page 488, said Register's Office, the said Mary Bernice Peacher having subsequently conveyed her interest to R. L. Peacher by deed dated February 27, 1947, filed March 21, 1947, and recorded in book 1467, page 164, said Register's Office.

This conveyance is made expressly subject to the following restrictions and covenants, all of which restrictions and covenants shall run with the land, and shall be binding upon the grantees, their heirs and assigns and all who may hereafter own said premises for a period of 25 years from the date hereof:

1. There shall not be erected on said premises a dwelling house unless the ground floor area of the main structure, exclusive of porches and garages, shall be not less than 500 square feet.
2. No outside toilets shall be erected, or used on the premises.
3. All of the restrictions and provisions hereinabove set forth shall be deemed to be covenants running with the land to which they apply as set out herein, and shall be binding upon and for the benefit of the owners and purchasers of said property and their respective

PG 225