K 2864

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 5.00

----- Five and no/100ths ----- DOLLARS

cash and other good and valuable considerations paid by Peggy Grace Bethune McHenry, receipt of which is hereby acknowledged:

Woodhaven Homes, Inc., a corporation organized and existing under the laws of the State of Tennessee, has ~~have~~ bargained and sold, and by these presents ~~do~~ does transfer and convey unto the said Peggy Grace Bethune McHenry, her ~~heirs~~ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 25 on the Plan of Section II, Fieldcrest Estates, of record in Book 2663, page 19, Register's Office for said County.

Said Lot No. 25 fronts 185.2 feet on the south side of Brentview Drive and runs back between lines, 271.9 feet on the east line and 272.8 feet on the west line, to a dead line in the rear on which it measures 185.3 feet.

Being part of the property conveyed to Woodhaven Homes, Inc., by deed from W. H. Grissim, Jr., and wife, of record in Book 2451, page 185, said Register's Office.

Said property is conveyed subject to the restrictions filed for record July 23, 1957, in Book 2690, page 469, said Register's Office, and also subject to the following restriction which shall be a covenant running with the land: "No dwelling shall be erected on the property herein conveyed to us costing less than $19,000.00, exclusive of land, nor shall any dwelling be erected on said lot unless, if a one story dwelling with attached garage, it has a minimum floor area of 1,600 square feet; if a one and one-half or two story dwelling, it shall have a minimum first floor area of 1,400 square feet, but if a garage is built in the basement of the dwelling, these areas shall be increased by not less than 200 square feet; split level dwellings (living area on two levels but not one above the other) shall have a minimum floor area of 1,600 square feet." Said property is also subject to easements and owner's certificate as set out on the plan of said Subdivision which is of record in Book 2663, page 19, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Peggy Grace Bethune McHenry, her ~~heirs~~ heirs and assigns, forever.

And Woodhaven Homes, Inc., does ~~do~~ covenant with the said Peggy Grace Bethune McHenry ~~has~~ that it is lawfully seized and possessed of said land in fee simple; ~~have~~ a good right to convey it. and the same is unencumbered.

And Woodhaven Homes, Inc., does ~~do~~ further covenant and bind itself, its/~~their~~ assigns ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Peggy Grace Bethune McHenry, her ~~heirs~~ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our ~~hands~~ hand this 11th day of November, 1958.

ATTEST: WOODHAVEN HOMES, ~~INC.~~ INC.

By Mildred W. Mullins, Secretary — By C. H. Kelley, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission expires _____ Notary Public

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