K 2884

1.65 Mtge #44578 mtl
2.20 Recds
3.85

AP-138

WARRANTY DEED

FROM H. C. SPROUSE, ET UX

TO DALLAS OTTINGER, ET UX

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

2784

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 13 day of Apr A. D. 1959
at 11:15 o'clock A M,
Noted in Book 92 Page 710
Recorded in Book Page
Recording Fee $ 2.20
County Register
By Dept. Reg.

Published by TGT
TENNESSEE TITLE CO
NASHVILLE, TENNES
Zone Office
LAWYERS TITLE INSURA
CORPORATION
of Richmond, Virginia
HOPSTETTER & HOPSTETTER, ATTYS.

TENNESSEE TITLE COMPANY

For and in Consideration of the sum of ONE THOUSAND, FOUR HUNDRED FIFTY AND 00/100 ($1,450.00)---------- DOLLARS cash in hand to us paid by Dallas Ottinger and wife, Mildred Ottinger, the receipt of which is hereby acknowledged,

we, H. C. Sprouse and wife, Nancy J. Sprouse, have bargained and sold, and by these presents do transfer and convey unto the said Dallas Ottinger and wife, Mildred Ottinger, 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 the northerly 75 feet of the westerly 158 feet of Lot No. 10 on the Map of E. A. Lindsley's Subdivision, as of record in Book 547, page 145, Register's Office for said County.

Said part of said Lot No. 10 fronts 75 feet on the easterly side of Hillside Drive and runs back between parallel lines 158 feet to a dead line in the rear, measuring 75 feet thereon.

Being part of the same property conveyed to H. C. Sprouse and wife, Nancy J. Sprouse, by deed from A. J. Linx and wife, of record in Book 1261, page 636, Register's Office for said County.

This conveyance is made subject to the following conditions and restrictions which shall run with the land and be binding upon the grantees, their heirs and assigns, until January 1, 1983:

(1) No building shall be erected upon or moved onto said land to be used otherwise than for private dwellings or improvements in connection therewith, and any of said improvements must be attached or connected to the main dwelling.

(2) No residence or dwelling house shall be erected on said property which, exclusive of porches and garages, shall contain less than 1000 square feet of floor space, and shall be of brick or stone construction.

(3) No nuisance of any kind shall be permitted or maintained on the premises, nor any use thereof made or permitted which shall be noxious or dangerous to health.

(4) No building shall be erected on the property any part of which shall be within 45 feet of the easterly margin of Hillside Drive.

It is agreed that the grantors shall furnish to grantees a water tap to be located on the premises herein conveyed.

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