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WARRANTY DEED

FROM

Frances Vantrease Hill Miller, et vir

TO

Richard C. Working, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 13th day of JAN A.D. 1959
at 12:55 o'clock P.M.
Noted in Book 93 Page 388
Recording Fee $2.00
JAMES P. WILSON, Register
By M. M. Stanley D.C.

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 One Thousand, Seven Hundred, Fifty and no/100----------($1,750.00)----------DOLLARS cash in hand paid by Richard C. Working and wife, Katherine R. Working, receipt of which is hereby acknowledged,

we, Frances Vantrease Hill Miller and husband, Johnnie E. Miller have bargained and sold, and by these presents do transfer and convey unto the said Richard C. Working and wife, Katherine R. Working their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being part of lot No. 1 on the Plan of the partition of the lands of Pierce Waller, deceased, as of record in book 56, page 453, Re Register's Office for said County, being the northerly half of Tract No. 2 on the Plan of Millerest Estates, not of record, described according to a survey made by Cantrell, Connell and Morrison, Engineers, as follows:

Beginning at the southwest corner of Hardscuffle Road and Edmondson Pike; thence with the southerly margin of Hardscuffle Road westwardly 321.7 feet to the easterly margin of Viola Marie Drive; thence with said Drive southwardly 200 feet; thence eastwardly 314.1 feet, more or less, to the westerly margin of Edmondson Pike; thence with said Pike northwardly 190 feet to the beginning.

Being part of the real property conveyed to Frances Vantrease Hill, now Miller, by deed from John Hill, dated March 19, 1941, filed March 19, 1941, and recorded in book 1166, page 298, said Register's Office.

This conveyance is made subject to the following restrictions which shall run with the land and shall be binding upon the grantees and all who may hereafter own this property for a period of 25 years.

1. This property shall be used for residential purposes only with no more than one dwelling house to be constructed upon said property.

2. No dwelling shall be constructed with a ground floor area of less than 1200 square feet exclusive of garages, car ports, and porches,

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