BK 2926

WARRANTY DEED

FROM 42942

James Loyal Sanders and wife,

Audrey Charlton Sanders

TO RUSH

D. L. Webb and wife, 1:30

Virginia Lewis Webb Wed

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21
of JUL A.D. 1959
at 1:32 o'clock P.M.
Noted in Book 93 Page 549
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Dep. Reg.

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TENN.

BARRETT REALTY CO.
976 Murfreesboro Road
Nashville, Tennessee

ATTORNEYS TITLE COMPANY

WARRANTY DEED

For and in Consideration of the sum of Three Thousand and no/one hundreds ($3,000.00) DOLLARS cash in hand paid by D. L. Webb and wife, Virginia Lewis Webb, receipt of which is hereby acknowledged,

we, James Loyal Sanders and wife, Audrey Charlton Sanders have bargained and sold, and by these presents do transfer and convey unto the said D. L. Webb and wife, Virginia Lewis Webb, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, April 30, 1959, as follows:

Beginning on the westerly margin of Old Hickory Boulevard at its intersection with the northerly line of the Gentry property; thence with the westerly margin of Old Hickory Boulevard, northwardly 446.7 feet to an iron pin; thence south 85° 20' west 206 feet; thence south 8° east 417 feet to the northerly line of said Gentry property; thence with said line, south 87° 45' east 225 feet to the beginning, containing 2.02 acres, more or less.

Being part of the real property conveyed to James Loyal Sanders and wife, Audrey Charlton Sanders, by deed from J. S. Tatom and wife, dated November 28, 1947, filed October 3, 1949, and recorded in Book 1759, page 224, Register's Office for said County.

This property is to be used only for residential purpose. Each residence to be constructed on lot size of one (1) acre, unless approved by Davidson County Health Department.

Any residence erected on said property is to of at least one thousand (1,000) square feet floor space. Construction to be of masonary foundation. Siding to be of at least fifty per cent brick, stone or asbestos shingle.

It is agreed there will be no building moved on said property unless meeting above specifications. There will be no trailer, basements or shacks used as temporary houses.

It is agreed that there will be no commercial activity carried on, on said property, that will be a nuisance or devaluation to joining property owners.

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