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WARRANTY DEED

FROM

William H.Cole and wife

Elizabeth Cole

TO

D.L.Welch and wife,

Evelyn J.Welch

215 Fairview

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 day
of Aug 1957 at 1:30 o'clock P.M.
Noted in Book 1957 Page 320
Recording Fee 1.20
JAMES P. WILSON, Register
By M. Lanier D.R.

Compliments of
Guaranty Title Company
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SEE

WARRANTY DEED

For and in Consideration of the sum of EIGHT-HUNDRED ($ 800.00)---------- DOLLARS cash in hand paid by Mr. D.L.Welch and wife, Evelyn J. Welch the receipt of which is hereby acknowledged,

We, William H.Cole and wife, Elizabeth Cole

have bargained and sold, and by these presents do transfer and convey unto the said D.L. WELCH and wife,EVELYN J. WELCH

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 26, Section GG, o n the plan of Fairview, not of record surdescribed according to a survey made by Blanchard and Parrish, Surveyors, as follows; Said Lot No. 26, Section GG, fronts 100 feet on the west side of Milford Road and runs back between parallel lines 500 feet. The Northwardly line of said lot being 350 feet from the south line of Fairview Drive. Being part of the property conveyed to Citizens Realty Company by deed from Cumberland Development Company of record in Book 1086, Page 628, Register's Office for said County.

And for the consideration aforesaid, it is agreed that the following restrictive covenants shall run with the said land and be binding on the grantees and all subsequent owenrs thereof until the first day of January,1962.

FIRST:That all said land shall be used for residence purposes only and no residence shall be erected on said land costing less than Two-Thousand ($2,000.00) dollars at a reasonable estimate.

SECOND: That the main wall of such residence shall set back not less than Fifty (50) feet from the street line, but this covenant shall not be construed as prohibiting the placement of steps, bay windows, porticos, or such projection within the set-back line.

THIRD: That all sewerage shall be disposed of in septic tanks built according to specifications approved by the City of Nashville.

FOURTH: That no person of African blood or descent shall acquire title to said land in fee or as lessee or otherwise, but this covenant does not preclude or prohibit persons of African Blood or descent from

OVER

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