K 3128

WARRANTY DEED

FROM 1334

Ethel M. Wells, et vir

TO

James E. Wells, et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6th day
of SEP A.D. 1960 10:23 o'clock A.M.
Noted in Book 96 Page 65
Recorded in Book 2927 Page 336
Recording Fee $1.00
JAMES P. WILSON, Register
By [signature] D.R.

Compliments of
Guaranty Title Company
A Division of
Life City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of Six Hundred Forty-Five and No/100- - - - - - - -

($645.00) - DOLLARS

Forty-five Dollars cash in hand paid, the receipt of which is hereby acknowledged, and for the balance of $600.00 the purchasers have executed two vendor lien notes in the sum of $300.00 each; the first note falling due January 1, 1961 and the second note falling due January 1, 1962, bearing interest at the rate of 6% per annum.

We, Ethel M. Wells and husband, E. D. Wells

have bargained and sold, and by these presents do transfer and convey unto the said

James E. Wells and wife, Ronell Wells, 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 12th, formerly the 21st Civil District of Davidson County, Tennessee, described according to a survey made by H. G. Jenkins, Surveyor, August 25, 1960, beginning in the center of Brick Church Pike at the southeast corner of a 50 foot easement, said beginning point being also 50 feet south of the southeast corner of property conveyed to John W. Wilburn and wife, Nancy Wilburn by deed from Ethel M. Wells and husband E. D. Wells, by deed of record in book 2927, page 338, Register's Office for said County; thence with the south margin of a 50 feet easement north 56° 49' west, 271.5 feet to an iron pin; thence south 33° 11' west 189 feet to an iron pin in E. D. Wells northwest line; thence with Wells' north-line, south 63° 31' east 279 feet to the center of Brick Church Pike; thence with center of said Pike northeastwardly 156.5 feet to the point of beginning. Being part of the same property conveyed to Ethel M. Wells and husband, E. D. Wells by deed from James Pickard and wife, by deed of record in book 1880, page 218, said Register's Office.

This conveyance is made subject to and the premises herein described shall be encumbered by the following restrictions and covenants, all of which covenants and restrictions shall run with the land and shall be binding upon the grantees, their heirs, representatives, and assigns and all who my hereafter own any part of the said premises for a period of twenty five years from the date hereof;

1. No dwelling shall be constructed on the premises with a groung floor area of less than 1100 square feet exclusive of garages, carports, and porches.

2. Any dwelling shall be constructed of brick or stone exterior.

5 June 1961

G 597