K 3157

WARRANTY DEED — Form 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ _____ DOLLARS

[illegible] the point at which is hereby acknowledged,

[illegible], wife, Marie [illegible],

have bargained and sold, and by these presents do transfer and convey unto the said John [illegible] and wife, Ruth [illegible],

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

A small tract of land in the 11th Civil District of Davidson County, Tennessee, being known as Tract No. 1 on the Map of C. L. Parker's Property shown on a survey made by C. J. Carney, Surveyor, July 23, 1955, and described as follows:
Beginning at a point in the westerly margin of Clarksville Highway, point being No. 112, in the center line of an old road which runs [illegible] the Parker property; thence with the center line of said old road [illegible] north [illegible] west 2[illegible] feet to a point in the east [illegible]; thence with Smith's line north 25 3[illegible] east [illegible] feet to a point, [illegible]; thence with the line between said Lowery [illegible] west [illegible] margin of Clarksville Highway; thence with the [illegible] of the [illegible] west [illegible] feet to the point of beginning, containing [illegible] acres, more or less. Being part of the property conveyed to C. L. Parker and wife, [illegible] from Joe E. Clemons and wife, of record in Book [illegible], page [illegible], for said County.

The above described property is conveyed subject to the following restrictive covenants which shall be covenants running with the land and binding upon the [illegible] to [illegible] and assigns for a period of [illegible] years, [illegible] restrictions shall likewise be binding and [illegible] upon [illegible] of said C. L. Parker Property Survey, more particularly to:

1. Only one building shall be permitted on each lot.
2. No business of any kind shall be permitted on any lot.
3. No improvements shall be built on this lot closer than [illegible] feet to the Clarksville Highway at the closest point.
4. Each residence shall have a minimum of [illegible] square feet of [illegible], shall be constructed of at least 5[illegible] brick, brick veneer or [illegible].
5. No swine shall be permitted on any lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John E. Rottero and wife, Ruth Ann Rottero, their heirs and assigns, forever.

And we do covenant with the said grantees that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, the grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of December, 19[illegible].

C. L. Parker
C. L. Parker

Marie Parker
Marie Parker

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