BK 3223

WARRANTY DEED Form 107 Printed and For Sale by Zac Smith Stationery Co., Birmingham, Ala.

TENNESSEE
The State of ~~Alabama~~,

DAVIDSON County } Know All Men by These Presents,

That for and in consideration of

THREE HUNDRED & No/100 - - - - - - - - - - - - - - - - - Dollars

to the undersigned grantor s J. L. Travis and wife, Minnie Travis

in hand paid by Theoplie Smith

the receipt whereof is acknowledged we the said

J. L. Travis and Minnie Travis

do grant, bargain, sell and convey unto the said

Theoplie Smith

the following described real estate, to-wit:

TRACT 32, BLOCK K, of MADISON PARK, a sub-division in the County of Davidson, State of Tennessee, a plat of which sub-division is of record in Book 974, Page 38, Register's Office of said County.

The property is sold andshall be conveyed subject to the following restrictions, covenants and conditions, to-wit:

That the property hereby conveyed shall not be used for the purpose of selling intoxicating drinks or beverages of any kind. That no part of the premises herein conveyed shall be sold, conveyed or leased ~~to any person or persons of African blood or descent.~~ That no residence or dwelling house shall be erected upon Lots 6, 11 and 12 of Block A costing less than $1500.00. That no residence or dwelling house shall be erected on Lots Nos. 14 to 24, inclusiving, of Block B costing less than $2000.00; that no residence or dwelling house shall be erected upon Lots Nos. 2 to 13, inclusive, of Block B costing less than $1500.00. That No residence or dwelling house shall be erected upon Lots Nos. ~~10 to 26, inclusive, of Block C costing less $1500.00, and no residence~~ or dwelling house shall be erected upon Lots 1 to 17, inclusive, of Block C costing lass than $1,000.00. That no residence or dwelling house shall be erected upon Lots Nos. 1 to 31, inclusive, of Block D costing less than $1,000.00. That no residence of dwelling house shall be erected upon Lots 1 to 8, inclusive, and Lots 12 to 14, inclusive, of Block F costing less than $1,000.00. That no residence ~~or dwelling house shall be erected upon Lots Nos. 1 to 6, inclusive, and~~ 8 to 17, inclusive, of Block G, costing less than $1500.00; and no ~~residence or dwelling house shall be erected upon Lots Nos. 18 to 34,~~ inclusive, of said Block G costing less than $1000.00. That no residence or dwelling house shall be erected upon Lots 1 to 5, inclusive, of Block I costing less than $1500.00; and no residence or dwelling house shall be ~~erected upon Lots 7 to 22, inclusive, and Lots 25 to 26, and Lots 28 to 34, inclusive, of Block I costing less than $1000.00.~~ That no residence or dwelling house shall be erected upon Lots 1 to 16, Situated inclusive, of Block J costing less than $1000.00. The covenants and restrictions herein provided shall run with the land and shall be binding upon the present and subsequent owners of each of said lots for a period of 20 years from the date hereof, and in any future conveyance that may be made of any of the property herein conveyed or part thereof, there will be inserted in the deed of conveyance reference to the covenants and restrictions provided for herein.

Situated in Davidson County, Tennessee

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