BK 3225

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WARRANTY DEED

FROM

Frances Vantrease Hill Miller, et vir

TO

Tom Fancher, et ux

Recorded 31
MAY A.D. 1961
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Noted in Book Page
Recorded in Book Page
Recording Fee $
JAMES P. WILSON, Register
By Dep.

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

For and in Consideration of the sum of three thousand, three hundred and no/100----------($3,300.00)---DOLLARS cash in hand paid by Tom Fancher and wife, Carolyn Fancher, the receipt of which is hereby acknowledged,



we, Frances Vantrease Hill Miller and husband, Johnnie E. Miller

have bargained and sold, and by these presents do transfer and convey unto the said Tom Fancher and wife, Carolyn Fancher, 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 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being part of lot No. 1 on the Plan of the Partition of the lands of Pierce Waller, deceased, as of record in book 56, page 453, Register's Office for said County, described according to a survey made by Cantrell, Connell and Morrison, Engineers, June ____, 1960, and revised May 15, 1961, as follows:

Beginning on the westerly margin of Edmondson or Owen and Winstead, Pike at a point 380 feet south of the southerly margin of Hardscuffle Road; thence with said Pike, south 1° 38' west 302 feet; thence south 74° west 300 feet; thence north 2° east 367 feet to a point 400 feet south of the southerly margin of Hardscuffle Road; thence north 89° 55' east 331.5 feet to the beginning, containing 2.4 acres, more or less.

Being part of the real property conveyed to Frances Vantrease Hill, now Miller, by deed from John Hill, dated March 19, 1941, filed March 19, 1941, and recorded in book1166, page 298, said Register's Office.

This conveyance is made subject to the following restrictions which shall run with the land and shall be binding upon the grantees and all whomay hereafter own this property for a period of 25 years.

1. This property shall be used for residential purposes only with no more than one dwelling house to be constructed upon said property.
2. No dwelling shall be constructed with a ground floor area of less than 1200 square feet exclusive of garages, car ports and porches and said dwelling house shall be constructed of brick, brick veneer,

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