K 3343

WARRANTY DEED

For and in consideration of the sum of Sixty-Six Hundred and no/100 ($6,600.00) *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, we

W. C. Moncrief & Company, Inc., a Tennessee corporation, -------

have bargained and sold, and by these presents do transfer and convey unto the said William J. Hunnicutt, Sr., and wife, Yolonde Hunnicutt, -------

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

Beginning at a stake which is 58 feet from the westerly edge of Hitt Lane, which is the northerly boundary line of the property herein conveyed; thence westerly 200 feet to a stake; thence southerly 100 feet to a stake; thence easterly 200 feet to a stake; thence northerly 100 feet to the point of beginning.

And being part of the same property conveyed to W. C. Moncrief & Company, Inc., by deed of record in Book _____, page _____, Register's Office of Davidson County, Tennessee.

STATE TAX $ .55 — 990
PROBATE
TOTAL $ 1090
FEB 23 1962
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

This conveyance is made to the following restrictive covenants, which run with the land and are binding upon the grantee, his successors and assigns, until January 1, 1980:

1. Not less than one-half of the exterior construction shall be either brick or stone, and for the balance either wood paneling, wood siding or asbestos siding may be used.

2. No basement or garage house shall be built hereon.

3. No residence shall be erected hereon with less than 950 square feet of floor space on the first, or ground floor, exclusive of porches and garages.

4. No business house of any kind shall be erected or maintained on said premises, but said premises shall be occupied for residential purposes only, and not otherwise.

5. No livestock or poultry shall be kept on the premises.

6. Before any driveways, culverts or other structures, or gradings, are placed within the limits of any dedicated roadway, any such placement or construction shall be done in accordance with the requirements of the City Manager of the City of Goodlettsville.

To have and to hold the said tract or parcel of land, with the appurtenances thereto belonging to the said William J. Hunnicutt, Sr., and wife, Yolonde Hunnicutt, their ------- *heirs and assigns, forever.*

And we *do covenant with the said* William J. Hunnicutt, Sr., and wife, Yolonde Hunnicutt, ------- *that* we *are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered, unless otherwise noted herein.*

And we, W. C. Moncrief & Company, Inc., *do further covenant and bind* ourselves, our *successors and representatives, to warrant and forever defend the title to the said land to the said* William J. Hunnicutt, Sr., and wife, Yolonde Hunnicutt, their *heirs and assigns* against the lawful claims of all persons whomsoever.

Witness our *hand this* 19th *day of* February, 1962.

corporate party, if any, having caused its name to be signed hereto by its duly authorized officer, on said day and date.

W. C. MONCRIEF & COMPANY, INC.

By _____

_____

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