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# WARRANTY DEED

FROM
GEORGE H. TIPTON, ET UX

TO
RUTH TIPTON AND
DEE TIPTON

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 5 day of Apr A.D. 1962
at 10:30 o'clock A.M.
Noted in Book 701 Page 337
Recorded in Book Page
Recording Fee $2.00
County Register
By Dept. Reg.

Published by
TGT

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

**For and in Consideration of** the sum of $10.00

TEN-AND-NO/100 ---------- DOLLARS

Cash in hand paid by Ruth Tipton and Dee Tipton, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of an unpaid balance due on a note dated October 23rd, 1951 in the original principal amount of $1,200.00 secured by a Vendor's lien Note retained in Installment Deed, executed by George H. Tipton and wife, Clarissa Tipton of record in Book 2026, page 58, Register's Office for Davidson County, Tennessee, which note bears interest at 6% per annum, payable to the order of George P. Howell and William H. Howell in monthly installments of $10.13 each.

We, George H. Tipton and wife, Clarissa Tipton,

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

Ruth Tipton and Dee Tipton

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

Located and being in the Eleventh (11th) Civil District of said County, and being more particularly described as follows, to wit:

Being Lot No. 6 on the map of Nawakwa Hills, West End Section, being a subdivision of Kennedy and Graves 45-acre tract, as of record in Book 974, page 96, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 104 feet on the northerly side of Nawakwa Trail and runs back 1257 feet, more or less, from the center of Nawakwa Trail, on the westerly line, and 1267 feet, more or less, from the center of Nawakwa Trail, on the easterly line, to the southerly line of the Nashville Agricultural Normal Institute property, and measures 120 feet thereon.

Said Lot No. 6 being the same property conveyed to George H. Tipton and wife, Clarissa Tipton, by deed from George P. Howell and William H. Howell of record in Book 2026, page 58, Register's Office for Davidson County, Tennessee.

The property hereinbefore described is hereby conveyed subject to the restrictive covenants contained in a deed from Nawakwa Hills Estates, Inc., to B. R. Kennedy and Geo. B. Graves, of record in Book 1104, page 569, R.O.D.C., Tenn., as follows:

—That no building or any portion thereof shall be erected within forty (40) feet of the northerly margin of Nawakwa Trail, all buildings shall face thereon, that no building shall be erected with less than five (5) rooms facing Nawakwa Trail, and shall be used for residence purposes only; that no rolled composition roofing shall be used on any building facing on Nawakwa Trail, and all residences shall be built on a line the same distance from the northerly margin of said Trail.

—The above restrictions only affect the property facing on Nawakwa Trail and extending back northerly 525 feet.

—It is further contracted and agreed that these covenants and agreements are express covenants which run with the land herein conveyed and shall be binding upon the purchaser or owner succeeding to this land for a period of fifty (50) years from July 1, 1930.

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