BK 3612

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WARRANTY DEED

FROM

TO

Deputy Reg

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 Nine Hundred Forty-five and No/100 ---------- *DOLLARS*

have bargained and sold, and by these presents do transfer and convey unto the said *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

This conveyance is made subject to a building setback line of [illegible] feet as shown on survey made by [illegible], surveyor.

This conveyance is made subject to the following restrictions:

1. That said land shall be used for residence purposes only and not otherwise, and only one dwelling shall be erected on each lot.
2. All residences shall be built of brick, stone, or stucco. The residence shall be so erected so that the main front wall thereof shall be a minimum of sixty-five (65) feet from the street on which said land fronts and thirty-five (35) feet back of the side line.
3. No residence properly shall be erected on any of the said lots which shall cost less than twelve thousand ($12,000.00) dollars at a reasonable estimate.
4. No nuisance or pests of any kind shall be kept on premises on said property.
5. It is further contracted and agreed that these covenants and agreements are express covenants which run with the land and shall be binding upon the purchaser and every purchaser or owner succeeding to this land for a period of twenty (20) years from the date of this conveyance.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James H. Cates and wife, Alice Smith Cates, their *heirs and assigns, forever.*

And we *do covenant with the said* James H. Cates and wife, Alice Smith Cates *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,* except for taxes for the year 1963 which are prorated and assumed by grantees.

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