BK 3612

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WARRANTY DEED

FROM

E. H. Buchi et ux.

TO

Richard Frank Hill et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
COUNTY
Received for record this 8 day of AUG A.D. 1968 at 12:34 o'clock P M.
Noted in Book 3612 Page 159
Recording fee $ 2.00
Ellis J. Wilson, Register
By Mrs. Tinsley 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 One and no/100 ($ 1.00) *DOLLARS*

cash in hand paid by Richard Frank Hill and wife, Jane Swann Hill, the receipt of which is hereby acknowledged, and the further consideration of the love and affection we have for our nephew, Richard Frank Hill and his wife, Jane Swann Hill,

We, E. H. Buchi and wife, Mary Louise Buchi,

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

Being in the 9th Civil District of said County and State, being Lot No. 12 on the plan of Harmath Heights, 2nd Revision, 2nd Addition, not of record, described according to a survey made by Hal R. Swann, Jr., dated June 1, 1968, as follows: Beginning on the northerly margin of Highway No. 100 at the southeast corner of the property conveyed to Margaret V. Yarbrough, by deed from E. H. Buchi and wife, of record in book 2773, page 388, Register's Office for said County; thence with the easterly line of said Yarbrough property northwardly 450 feet; thence eastwardly 100 feet; thence southwardly 450 feet to the northerly margin of Highway No. 100; thence with said Highway westwardly 100 feet to the beginning. Being part of the real property conveyed to E. H. Buchi, by deed from O. H. Forehand, of record in book 996, page 582, said Register's Office.

This conveyance is made subject to 140-foot building setback line from Highway No. 100, as shown on survey made by Hal R. Swann, Jr., Surveyor, dated June 1, 1968, and also to the following restrictions:

1. That said land shall be used for residences for dwelling 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. This residence shall be so erected so that the main front wall thereof shall be on a line one hundred and forty (140) feet from the street on which said land fronts and thirty-five (35) feet of the side line.

3. No residence proper shall be erected on any of the said lots [illegible] 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.

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