K 3617

WARRANTY DEED

FROM

WILLIAM BURNS, ET UX

TO

KARL D. COX, JR.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day
SEP A.D. 1963
1:16 o'clock P.M.
Recorded in Book 1116 Page 504
Recording Fee $ 2.00
By Deputy Reg.

Compliments of
Guaranty Company
Kansas City
Abstracting
S. W. Division
NASHVILLE

~~1895~~ 85627

WARRANTY DEED

For and in Consideration of the sum of $10.00 -
TEN AND NO/100 - *DOLLARS*

Cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, William Burns and wife, Mary M. Burns

have bargained and sold, and by these presents do transfer and convey unto the said Karl D. Cox, Jr. and wife, Marie Elizabeth Cox, 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 9th Civil District of Davidson County, Tennessee, being part of lot "A" on the John Reynolds and Thomas Mooney's Plan, as of record in book 57, page 107, Register's Office for said County, described according to a survey made by Steve Draper, April 6, 1963, as follows:

Beginning at a point on the northwesterly right-of-way line of Inter-State Highway 40 northeastwardly 150 feet, around a curve having a radius of 4554.7 feet from the northeast corner of the property conveyed to Robert C. Greer and wife, by deed from William Burns and wife, of record in book 3570, page 304, said Register's Office; thence with the northwesterly right-of-way line of said highway, northeastwardly 150 feet; thence north 60° 30' west 825 feet; thence south 2° 30' west 168 feet; thence south 60° 30' east 760 feet, to the beginning, containing 2.8 acres, more or less.

Being part of the real property conveyed to William Burns, by deed from W. B. Crumpton and wife, dated _____, filed April 15, 1933, and recorded in book 921, page 291, said Register's Office.

The following restrictions are hereby imposed on the property herein conveyed, are to be covenants running with the land, and shall be binding and obligatory upon all persons who now or who may hereafter own, possess or occupy said property for a period of thirty years from date hereof: (1) No building shall be erected on this plot nearer than 150 feet from the front property line, (2) No residence shall be erected on this property having less than 1,000 square feet of floor space devoted to the living area.

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