K 3617

$18.25

85629

WARRANTY DEED

FROM

WILLIAM BURNS, ET UX

TO

CLARENCE H. MARSHALL, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day
of SEP A.D. 1963 at 1:21 o'clock P M
Noted in Book 106 Page 504
Recorded in Book Page
Recording Fee $2.00
By Deputy Reg.

Guaranty Company
Kansas City
Company
S. W.
NASHVI

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 Clarence H. Marshall and wife, Dolores A. Marshall, 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 at 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 said Greer's northern boundary line north 60° 30' west 705 feet; thence north 2° 30' east 168 feet; thence south 60° 30' east 760 feet to the northwesterly right-of way of said Highway; thence with same southwestwardly 150 feet to the beginning, containing 2.5 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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