BK 3701

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME:	(NAME:	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND----------00/100 ($10.00)---------- *DOLLARS* cash in hand paid by the grantee herein; Sam L. Carver, (unmarried) and other good and valuable considerations, the receipt of all of which is hereby acknowledged;



We, REBA R. STAUB and husband, RUSSELL [redacted] STAUB, *have bargained and sold, and by these presents do transfer and convey unto the said* SAM L. CARVER, his---------- *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being part of Lot No. 31 and all of Lot No. 32 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for said County.

Said part of Lot No. 31 is described as follows: BEGINNING on the southeasterly margin of Fairway Drive, the corner of Lots No. 31 and 32; thence with the line between said two lots, southeasterly 325 feet; thence northeasterly 10 feet; thence northwesterly 325 feet; to the southeasterly margin of Fairway Drive; thence with the same, southwesterly 10 feet to the beginning.
Said Lot No. 32 fronts 85 feet on the southeasterly side of Fairway Drive and extends back 378.7 feet on the northeasterly line and 257.1 feet on the southwesterly line to a dead line, measuring 184.2 feet thereon.
Being the same property conveyed to Reba R. Staub by deed from Richard Meade and wife, of record in Book 3572, page 633, said Register's Office.

This conveyance is made subject to the following, to-wit:

"Restrictive covenants and agreements dated May 15, 1911 in the deed from Charles W. Mitchell and wife, to John M. Hurt and wife, of record in Book 416, page 145, and which restrictions contain a forfeiture clause, but by instrument of record in Book 1846, page 109, said forfeiture clause was cancelled and nullified. Also restricrive covenants filed for record July 16, 1950 in Book 1855, page 377, were amended to include the following: "No residence shall be built in said subdivision unless the same consists of at least seventy-five (75%) brick masonry construction."

"The recorded plan shows an Owner's Certificate, a 60-foot set-back line from Fairway Drive, a 10-foot easement along the west line of the lot, and a 20-foot easement along the southerly line of the lot for public utilities."

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