3706

WARRANTY DEED

FROM
Georgia Hobson Colyar

TO
Frances Hobson

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day
APR A.D. 1961 11:30 o'clock A.M.
Noted in Book 1708 Page 487
Recorded in Book Page
2.00 Register
[redacted] Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

S-177745

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 no/100 ($10.00) *DOLLARS*

cash in hand paid by Frances Hobson, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Georgia Hobson Colyar,

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

Being part of Lot 6 in the Division of the Lands of John Blair, deceased, of record in Minute Book "F", page 440, of the County Court for said County, described according to a survey made by T. R. Sanford, Surveyor, April 25, 1961, as follows:
Beginning in the center of Elm Hill Pike at the northeast corner of the property conveyed to Andrew Davis by deed from William R. Hobson and wife, of record in book 1725, page 205, Register's Office for said County; thence with the center of said Pike south 86° 15' east 100 feet; thence south 1° 20' west 300 feet; thence north 86° 15' west 100 feet; thence north 1° 20' east 300 feet to the beginning.
Being part of the real property conveyed to Georgia Hobson Colyar by deed from Marguerite Hobson, et al, of record in book 2447, page 169, Register's Office for said County, and inherited by her from William Russell Hobson, deceased.

This conveyance is made subject to the following uses and restrictions:

1. That no residence shall be erected on said property containing less than 1000 square feet.

2. Any residence or other building shall be set back a minimum of 135 feet from the front line.

3. No objectional nor offensive trade shall be carried on upon this property, nor shall anything be done thereon which may be or become a nuisance or annoyance to the neighborhood.

4. No trailer, basement, tent or barn, or other outbuildings erected on the tract shall at any time be used as a residence, temporary or permanent, nor shall any residence of a temporary character be permitted.

435