201

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roosevelt G. Elam Jr (NAME:)	(NAME:)	MAP 69-11
1603 Haynes Meadows Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 9
Nashville Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	19 D 4920

C

For and in Consideration of the sum of ----------

Five Thousand Five Hundred and No/100 ----------($5,500.00)---------- DOLLARS

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

We, Sherman L. Greene, Jr., and wife, Zadie M. Greene

.....have bargained and sold, and by these presents do transfer and convey unto the said

Roosevelt G. Elam, Jr., and wife, Wilmatine H. Elam

.....their.....heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at an iron pin, the southwesterly right of way of Hydes Ferry Pike, the northeasterly corner of this tract and the northwesterly corner of Tract "B", 592.00 feet northwest of Windover Drive along said right of way; thence with the northeasterly sideline of said tract "B", S 62 26 W, 245.0 feet to an iron pin, the southeasterly corner of this tract and the southwesterly corner of said tract "B"; thence N 47 19 W, 103.75 feet to an iron pin in the southerly boundary line of Gardner Meadows, as recorded in Book 2330, page 44; thence with said boundary Line, N 62 05 E, 245.0 feet to a concrete monument in the southwesterly right of way of Hydes Ferry Pike, the easterly corner of said Gardner Meadows; thence with same bearing, N 62 05 E, 37.10 feet to a point in the center line of said Pike; thence S 47 17 E with said center line, 105 feet to a point; thence S 62 26 W, 37.18 feet to an iron pin, the point of beginning. Containing 0.50 acres from the right of way of Hydes Ferry Pike.

Being the same property conveyed to Sherman L. Greene, Jr., and wife, Zadie M. Greene, by deed from J. M. Grissim and wife, Jean F. Grissim and H. H. Chitwood, of record in Book 3074, page 286, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following restrictive covenants:
1. No lot may be used for any purpose except for the construction and maintenance of a residential building and no such residential structure on any such lot shall be designed, constructed or used, for more than two families.
2. No residence building shall be constructed on any lot unless the same be of natural stone, brick, natural stone veneer, brick veneer, or stucco or brick (including brick veneer) or masonry structure; provided, however, wood, asbestos, or stucco may be used for gables and dormers and provided, further that wood panelling or siding or stucco may be used for decoration, such as decorative panels.
3. The ground floor area of any single family residence constructed of Masonry veneer, exclusive of porches, garages, terraces, etc, shall contain not less than 1300 square feet.

This is unimproved (X) improved ( ) property, known as Hydes Ferry Pike (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roosevelt G. Elam, Jr., and wife, Wilmatine H. Elam their heirs and assigns, forever.

And we do covenant with the said Roosevelt G. Elam, Jr., and wife, Wilmatine H. Elam that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Sherman L. Greene, Jr., and wife, Zadie M. Greene do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Roosevelt G. Elam, Jr., and wife, Wilmatine H. Elam their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 19 day of June, 1965

Sherman L. Greene, Jr.

Zadie M. Greene

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Lucile P. Blakemore, a Notary Public in and for said County and State, the within named Sherman L. Greene, Jr., and wife, Zadie M. Greene

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19 day of June, 1965.

Lucile P. Blakemore Notary Public

Commission Expires Jan 30, 1968

STATE OF
County of

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

STATE TAX $ 2.50
PROBATE .50
TOTAL $ 3.00

JUN 21 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUN 21 1965

CT



WARRANTY DEED

FROM

Sherman L. Greene, Jr., and wife,

Zadie M. Greene

TO

Roosevelt G. Elam, Jr. and wife

Wilmatine H. Elam

85619

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

JUN 21 9 41 AM '65

NOTED: BOOK 3903 PAGE 775

RECORDING FEE 1.10

DEP. REG. ____

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

BOOK 3903 PAGE 775

6.05