BOOK 5074 PAGE 316

This instrument was prepared by Wm. G. Wilkinson, Attorney at Law.

mail: main at Cumberland

WARRANTY DEED

Ashland City, Tenn. 37015

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley Allen, et al (NAME)	(Same) (NAME)	52-1 Par 131
Vantrease Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	52-1 Par 130
Madison TN 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and 00/100 ($10.00) ---------- *DOLLARS*

cash, the receipt of which is hereby acknowledged, and for the love and affection we have for our children, William Allen, Lloyd Allen, Wesley Allen, Harvey Allen, Mary A. Davis, Eleanor A. Bradley, and Clara A. Hester, we, Hope S. Allen and wife, Bessie Lee Allen

have bargained and sold, and by these presents do transfer and convey unto the said William Allen, Lloyd Allen, Wesley Allen, Harvey Allen, Mary A. Davis, Eleanor A. Bradley, Clara A. Hester, and their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 9, Block "F" Crittenden Estates, a subdivision as of record in Book 974, Page 69, Register's Office of Davidson County, Tennessee.

And being the same property conveyed to Hope S. Allen and wife, Bessie Lee Allen, by deed from J. R. Coarsey and wife, Dorothy K. Coarsey, of record in Book 1281, Page 526, Register's Office of Davidson County, Tennessee.

Being Lot No. 10, Block "F", of Crittenden Estates, a subdivision as of record in Book 974, Page 69, Register's Office of Davidson County, Tennessee.

And being the same property conveyed to Hope S. Allen and wife, Bessie Lee Allen, by deed from William D. Dutton and wife, Willmeta Dutton, of record in Book 1079, Page 557, Register's Office of Davidson County, Tennessee.

Said Lot Nos. 9 and 10 of Block "F", Crittenden Estates, a subdivision as of record in Book 974, Page 69, Register's Office of Davidson County, Tennessee, are sold and conveyed subject to the following restrictions, covenants and conditions, to wit:

That said property shall not be sold, leased, or rented to any negro or person of African descent. No residence shall be erected within 30 feet of the front line of said property.

The said subdivision of which the above described property is a part and parcel thereof, is restricted to residence purposes only.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $10.00

Affiant

Subscribed and sworn to before me, this the 21st day of September 1976

Notary Public

My commission expires: 7/21/80

(Affix Seal)

TENNESSEE * REAL ESTATE TRANSFER TAX * CHEATHAM COUNTY

It is expressly understood that any building erected upon said property shall be completely finished on the exterior in brick, stucco, or siding. If siding, it shall be painted with not less than two coats of paint before being occupied, and no sheet metal or corrugated iron shall be used in construction thereof.

No outside toilets may be erected on the property. No residence or dwelling house shall be erected upon Lots 1 to 42, inclusive, of Block "A"; Lot Nos. 1 to 20, inclusive, of Block "B"; Lot Nos. 1 to 9, inclusive, of Block "F" costing less than $2,500.00. No residence or dwelling house shall be erected upon Lot Nos. 21 to 40, inclusive, of Block "B"; Lot Nos. 1 to 38, inclusive, of Block "C"; Lot Nos. 1 to 40, inclusive, of Block "D"; Lot Nos. 1 to 29, inclusive, of Block "E"; Lot Nos. 10, 11, and 12 of Block "F"; and Lot Nos. 1 to 5, inclusive, of Block "G", costing less than $2,000.00. No buildings costing less must be approved by the sellor or sellors architect. The covenants and restrictions herein provided shall run with the land, and shall be binding upon the present and subsequent owners of each of said lots for a period of twenty years from date hereof.

This is unimproved ( ) improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Allen, Lloyd Allen, Wesley Allen, Harvey Allen, Mary A. Davis, Eleanor A. Bradley, Clara A. Hester, and their *heirs and assigns, forever.*

And we *do covenant with the said* grantees *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, Hope S. Allen and wife, Bessie Lee Allen *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees, and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 21st *day of* September, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Hope S. Allen

Bessie Lee Allen

BOOK 5074 PAGE 318

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Wm. G. Wilkinson *, a Notary Public in and for said County and State, the within named* Hope S. Allen and wife, Bessie Lee Allen

the bargainors, 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* 21st *day of* September *, 19* 76.

Wm. G. Wilkinson
Notary Public.

WILKINSON • KRAUS • HALL & CRAWFORD • ATTORNEYS AT LAW • NOTARY PUBLIC • NASHVILLE, TENN.

Commission Expires 7/21/80.

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
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ....., *this* ..... *day of* ~~Sept~~ MORTG *, 19* ~~76~~

.....
Notary Public

Commission Expires .....

OCT-1 76 CONV 20,000.00
OCT-1 76 S'TAX B* 52.00
OCT-1 76 PR'FEE B* .50
OCT-1 76 W'DEED B* 6.00 * 58.50

FEE $ .50 REGISTER DAVIDSON COUNTY, TENN.
OCT 1 2 55 PM '76
IDENTIFICATION REFERENCE

D 70744