IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND NOTORIAL SEAL AT OFFICE IN SAID COUNTY AND STATE ON THIS 9TH DAY OF APRIL 1927 MY COMMISSION EXPIRES ON THE 12TH DAY OF MAY, 1929.

(SEAL) W F CORBIN,

REC'D APRIL 26, 1927 AT 1:00 P. M. NOTARY PUBLIC

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NUMBER 12608 RECORDED MAY 4 1927

MARTHA N WALLER TO/DEED G P EDWARDS, TR.

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED AND 00/100 ($500.00) DOLLARS, CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATIONS,-

I, MARTHA N WALLER, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO G P EDWARDS TRUSTEE, AND TO HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN THE SEVENTH CIVIL DISTRICT OF DAVIDSON COUNTY TENNESSEE, COMPRISING 6.29 ACRES MORE OR LESS, AND BEING THE SOUTHERLY PORTION OF A TRACT OF LAND SHOWN ON A PLAT RECORDED IN BOOK 421 PAGE 175 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, ENTITLED REVISED PLAT SUBDIVISION FOR MRS CLAUDE WALLER OF LOTS NOS 4,5,6,9,10,11,14 AND 15 ON THE MAP OF ENSWORTH AS LAID DOWN IN PLAT BOOK 161 PAGES 136-137 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, THE PREMISES HEREIN CONVEYED BEING SUCH PART OF LOT NO 7 AS SHOWN ON SAID REVISED PLAT AS WAS NOT CONVEYED TO MRS MARY H CAYCE BY DEED RECORDED IN BOOK 626 PAGE 542 AND SUCH PARTS OF LOTS NOS 6 AND 9 AS WERE NOT CONVEYED TO L L GAMBLE & WIFE BY DEED RECORDED IN BOOK NO 635 PAGE 576 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:-

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT NO 9; THENCE IN A WESTERLY DIRECTION WITH THE SOUTH BOUNDARY OF LOT NO 9 A DISTANCE OF 586 FEET TO THE SOUTHWEST CORNER OF SAID LOT NO 9; THENCE IN THE SAME DIRECTION FOLLOWING THE BOUNDARY OF LOT NO 7 A DISTANCE OF 57 FEET TO A POINT; THENCE WITH SAID BOUNDARY NORTH 8 DEG WEST 56 FEET TO A POINT; THENCE WITH SAID BOUNDARY NORTH 37-1/4 DEG. WEST 658.8 FEET TO A POINT IN MRS MARY H CAYCE'S BOUNDARY, THENCE SOUTH 86 DEG. 37' EAST PERPENDICULARLY TO ENSWORTH AVENUE WITH MRS CAYCE'S BOUNDARY 185 FEET TO A POINT; THENCE WITH HER BOUNDARY SOUTH 48 DEG. 291 EAST 187.8 FEET TO A POINT; THENCE WITH HER BOUNDARY SOUTH 86 DEG 37' EAST PERPENDICULARLY TO ENSWORTH AVENUE, A DISTANCE OF 188.8 FEET MORE OR LESS TO THE CENTER OF ENSWORTH AVENUE THENCE IN THE SAME DIRECTION WITH THE BOUNDARY LINE OF L L GAMBLE AND WIFE, 25 FEET TO A STAKE IN THE EASTERN MARGIN OF ENSWORTH AVENUE; THENCE WITH THEIR BOUNDARY SOUTH 12 DEG. 10' EAST 208.8 FEET TO A STAKE IN A BARBED WIRE FENCE, THIS LINE PASSING THROUGH A POINT 2 FEET ON THE SOUTHWEST SIDE OF A HACKBERRY TREE ON THE SOUTH SIDE OF A GRADED DITCH OR CREEK; THENCE WITH THEIR BOUNDARY DUE EAST WITH SAID BARBED WIRE FENCE 492.5 FEET TO A STAKE IN THE EAST BOUNDARY OF LOT NO 6; THENCE SOUTH 3 DEG WEST WITH THE EAST BOUNDARY OF LOTS NOS 6 AND 9, ABOUT 273.5 FEET, TO THE POINT OF BEGINNING,-

THE ABOVE DESCRIBED TRACT OR PARCEL OF LAND COMPRISES A PART OF LOT NO 9 IN THE PLAN OF ENSWORTH, OF RECORD IN BOOK NO 161 PAGE 136-137 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, CONVEYED BY WILLOUGHBY WILLIAMS AND WIFE WILLIE WILLIAMS TO CLAUDE WALLER BY DEED RECORDED IN BOOK 312 PAGE 154 AND PARTS OF LOTS NOS 14 AND 15 ON SAID PLAN OF ENSWORTH CONVEYED BY MRS LERA W GOODALL TO CLAUDE WALLER BY DEED RECORDED IN BOOK NO 307 PAGE 338.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS WHICH THE GRANTEE, G P EDWARDS, TRUSTEE AGREES SHALL BE BINDING UPON HIM HIS HEIRS REPRESENTATIVES AND ASSIGNS,-

1.

THAT NO SHOP, STORE, FACTORY, SALOON, OR BUSINESS HOUSE OF ANY KIND, HOSPITAL, ASYLUM OR INSTITUTION OF LIKE KIND OR KINDRED NATURE AND NO CHARITABLE INSTITUTION SHALL BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED TO THE ~~SA~~ SAID G P EDWARDS, TRUSTEE BUT THE SAID PREMISES SHALL BE USED FOR PRIVATE RESIDENCE PURPOSES ONLY AND NOT OTHERWISE,-

2.

THAT NO RESIDENCE OR DWELLING NO BE SHALL BE ERECTED OR KEPT ON SAID LAND COSTING LESS, AT A FAIR VALUATION, THAN $10,000.00 FOR THE RESIDENCE ALONG,-

3.

THAT NOT MORE THAN ONE RESIDENCE SHALL BE ERECTED ON ANY ONE ACRE OF LAND,-

4.

THAT NO PART OF SAID PROPERTY SHALL BE SOLD, ALIENED CONVEYED OR DEVISED TO ANY PERSONS OR PERSONS OF AFRICAN BLOOD OR DESCENT, AND THAT NO PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT SHALL OWN, OR ACQUIRE TITLE THERETO EITHER IN FEE OR OTHERWISE, OR AS TENANTS OR LESSEES, BUT THIS COVENANT DOES NOT PRECLUDE OR PROHIBIT PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON THE PREMISES IN THE CAPACITY OF SERVANTS.

5.

THAT IN ANY FUTURE CONVEYANCE THAT MAY BE MADE OF THE PROPERTY CONVEYED OR ANY PART THEREOF THERE WILL BE INSERTED IN THE DEED OF CONVEYANCE THE SAME COVENANTS AND AGREEMENTS AS ARE HEREINBEFORE CONTAINED,-

THE GRANTOR MARTHA N WALLER, HEREBY AGREES AND BINDS HERSELF, HER HEIRS AND ASSIGNS, THAT SHE WILL OBSERVE AND BE BOUND BY THE RESTRICTIONS HEREINBEFORE ENUMBERATED AS TO ALL THE LAND RETAINED BY HER, WHICH IS INCLUDED IN THE PLAT HERETOFORE MENTIONED OF RECORD IN PLAT BOOK 421 PAGE 175 OF WHICH THE LAND CONVEYED TO THE SAID G P EDWARDS, TRUSTEE IS A PART AND THAT SHE WILL IN ALL SUBSEQUENT DEEDS WHEREIN SHE CONVEYS ANY PORTION OF SAID TRACT, INSERT IN THE DEEDS OF CONVEYANCE THE SAME COVENANTS AND AGREEMENTS BY THE CONVEYEE AS ARE HEREIN CONTAINED,-

THE ABOVE COVENANTS AND AGREEMENTS ARE ENTERED UNTO TO THE END THAT THE RESTRICTIONS THEREIN IMPOSED SHALL BE BINDING UPON AND SHALL INURE TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF LOTS IN SAID SUBDIVISION WHETHER THEY SHALL HAVE BECOME SUCH OR SHALL BECOME SUCH BEFORE OR AFTER THE DATE HEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND SHALL BE CONSTRUED AS COVENANTS ATTACHING TO AND RUNNING WITH THE LAND.

THE GRANTEE, G P EDWARDS, TRUSTEE FURTHER COVENANTS AND AGREES FOR HIMSELF, HIS HEIRS AND REPRESENTATIVES AND ASSIGNS, THAT NO OUTHOUSE, GARAGE OR OTHER DETACHED BUILDING WILL BE PLACED WITHIN 75 FEET OF THE BOUNDARY OF THE TRACT OR PARCEL HERETOFORE CONVEYED TO L L GAMBLE AND WIFE IN THE DEED OF CONVEYANCE TO WHOM A SIMILIAR RESTRICTION WAS IMPOSED.

TAXES FOR 1927 UPON THE LAND HEREIN CONVEYED ARE ASSUMED BY THE PURCHASER.

IN CONSIDERATION OF THE ABOVE, THE GRANTOR, MARTHA N WALLER HEREBY ASSIGNS TO THE SAID G P EDWARDS, TRUSTEE THE RIGHT TO MAKE TWO (2) TAPS ON TO THE WATER PIPE LINE LAID ALONG ENSWORTH AVENUE AND BELONGING TO THE BELLE MEADE