AS MY WIFE AT MY DEATH, THE REMAINDER INTEREST IN SAID PROPERTY SHALL VEST IN HER IN FEE SI SIMPLE, ABSOLUTELY. AND I DO COVENANT WITH THE SAID ETHEL E. BRADFORD, THAT I AM LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE-SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THAT THE SAME IS UNINCUMBERED EXCEPT BY DEED OF TRUST TO D. Y. PROCTOR, TRUSTEE, SECURED BY DEED RECORDED IN BOOK 618, PAGE 403. R. O. D. C. TENN. AND I, DO DOLPH E. BRADFORE, DO FURTHER COVENANT AND BIND MYSELF, MY HEIRS AND REPRESENTATIVES TO WARRANT AND FOREVER DEFEND THE TITLE TO SAID LAND TO THE SAID ETHEL E. BRADFORD AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER. WITNESS MY HAND THIS THE 2ND DAY OF AUGUST, 1927.

DOLPH E. BRADFORD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, PAUL L. WILLIAMS, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, THE WITHIN NAMED DOLPH E. BRADFORD, THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENN., THIS 2ND DAY OF AUGUST, 1927.

(SEAL) PAUL L. WILLIAMS, NOTARY PUBLIC.

MY COM. EXP. MAY 8, 1930

REC'D AUG. 2, 1927 AT 11:40 A. M.

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NO. 16929 RECORDED AUGUST 22, 1927.

JAMES T. JENKINS ET UX

TO DEED

F. E. MOORE.

FOR AND IN CONSIDERATION OF THE SUM OF THIRTEEN HUNDRED AND NO/100 D$1300.00) DOLLARS, PAID AND TO BE PAID BY F/ E. MOORE, AS FOLLOWS: FIVE HUNDRED ($500.00) DOLLARS, CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER SAID F. E. MOORE HAS EXECUTED THREE PROMISSORY NOTES IN THE SUM OF TWO HUNDRED SIXTY-SIX AND 66/100 ($266.66) DOLLARS, EACH, OF EVEN DATE HEREWITH, PAYABLE TO THE ORDER OF JAMES T. JENKINS BEARING INTERSST AT 6% FROM DATE, DUE RESPECTIBELY ON OR BEFORE ONE, TWO AND THREE YEARS AFTER DATE, WITH LIEN RETAINED ON THE PROPERTY HEREINAFTER CONVEYED TO SECURE THEIR PAYMENT. WE, JAMES T. JENKINS AND WIFE, ANNE BOLLING JENKINS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TRANSFER AND CONVEY TO F. E. MOORE, HIS HIERS AND ASSIGNS, THE FOLLOWING DESCRIBED LOTS OR PARCELS OF LAND TO WIT, LOTS NOS. 13 AND 16 ON THE PLAN OF A SUBDIVISION OF JAMES T. JENKINS' HOME TRACT, BEING IN THE 7TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, WHICH LOTS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT NO. 13 ON THE PLAT OF JAMES T. JENKINS' HOME TRACT AS OF RECORD IN BOOK NO. 547, PAGE 20, OF THE REGISTER OFFICE FOR DAVIDSON COUNTY, TENN. SAID LOT NO. 13 FRONTS 200 FEET ON THE NORTHERLY MARGIN OF LEA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 340 FEET TO A DEAD LINE. LOT NO. 16 ON THE PLAT OF JAMES T. JENKINS' HOME TRACT AS OF RECORD IN BOOK NO. 547, PAGE 20, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENN. SAID LOT NO. 16 FRONTS 200 FEET ON THE SOUTHERLY MARGIN OF BATTERY ROAD AND RUNS BACK 361.1 FEET ON THE EASTERLY MARGIN AND 365.3 FEET ON THE WESTERLY MARGIN TO A DEAD LINE. BEING PART OF THE SAME PROPERTY CONVEYED TO J. T. JENKINS ET UX, BY DEED OF RECORD IN

The entire debt secured herein having been paid in full to the lawful owner and holder thereof, he hereby releases the lien on the within described property, held to secure the payment of said debt.

This 4 day of Aug. 1928.

Attest: R. D. Mayes - Deputy Reg

BOOK 412, PAGE 403, R. O. D. C. TENNESSEE. BUT IT IS STIPULATED AND AGREED AND MADE A PART OF THE CONSIDERATION FOR THIS CONVEYANCE THAT THE PROPERTY HEREINABOVE DESCRIBED IS CONVEYED AND WILL BE HELD SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS, WHICH ARE TO BE CONSTRUED AND COVENANTS RUNNING WITH THE LAND WILL BE BINDING UPON THE GRANTEE, HER HEIRS AND ASSIGNS:

1. THE PLAT ENTITLED "A DIVISION OF J. T. JENKINS HOME TRACT" WHICH IS RECORDED IN BOOK NO. 547, PAGE 20, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IS HEREBY MADE A PART OF THIS INSTRUMENT.

2. UNTIL DECEMBER 31ST, 1980, ALL OF THE LOTS HEREIN CONVEYED SHALL BE HELD AND OWNED SUBJECT TO THE FOLLOWING RESTRICTIONS AND CONDITIONS:

3. THERE SHALL NOT BE MORE THAN ONE RESIDENCE TO EACH FIFTY FOOT FRONTAGE AT THE SAME TIME UPON ANY ONE LOT.

4. THE PROPERTY SHOWN ON SAID PLAT SHALL BE USED ONLY FOR RESIDENCE PURPOSES AND NO BUSINESS OF ANY KIND SHALL BE CARRIED ON UPON ANY PART OF THE PROPERTY EXCEPT THAT UPON THE CONSENT OF THE MAJORITY OF THE LOT OWNERS.

5. NO LIQUOR SHALL BE SOLD UPON ANY PART OF THE PROPERTY.

6 THAT NEITHER THE PREMISES OR ANY PART THEREOF SHALL BE SOLD, ALIENATED, CONVEYED OR DEVISED TO ANY 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 SAID PREMISES IN THE CAPACITY OF SERVANTS.

7. NO FENCE OR HOUSE SHALL BE BUILT CLOSER THAN 100 FEET TO ANY ROAD OR STREET LINE. THIS DOES NOT PREVENT MAINTAININING A LOW FENCE OR HEDGE AND ENTRANCE GATE ON THE PROPERTY IF DESIRED.

8. NO RESIDENCE SHALL BE BUILT ON ANY OF SAID LOTS ON SAID PLAT OF LESS THAN $4,000.00 VALUE FOR THE RESIDENCE HOUSE PROPER, NOT INCLUDING OUT HOUSES AND OTHER IMPROVEMENTS.

9. ALL OF THE FOREGOING RESTRICTIONS AND CONDITIONS FROM ONE TO EIGHT INCLUSIVE ARE HEREBY MADE CONDITIONS RUNNING WITH THE LAND AND UPON WHICH SAID LOTS SEVERALLY SHALL BE OWNED OR POSSESSED. IF ANY OF SAID CONDITIONS SHALL AT ANY TIME BE VIOLATED, JAMES T. JENKINS AND WIFE, OR ANY OWNER OF THE LOTS ON SAID PLAT SHALL HAVE THE UNCONDITIONAL RIGHT TO HAVE THE STATUS BROUGH_ ABOUT BY SUCH VIOLATION ABATED AS A NUISANCE AND AS AN INJURY TO OTHER PROPERTY IN SAID PLAT, WITHOUT PROOF OF SPECIAL INJURY AND THE RIGHT TO PURSUE ALL PROPER REMEDIES IN LAW OR EQUITY TO PROTECT THE OWNERS OF THE OTHER LOTS SHOWN ON SAID PLAT AGAINST SUCH VIOLATION. TO HAVE AND TO HOLD THE SAID LOTSOR PARCELS OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING, TO THE SAID F. E. MOORE, HIS HEIRS AND ASSIGNS, FOREVER. AND WE DO COVENANT WITH F. E. MOORE, THAT WE ARE LAWFULLY SEIZED OF SAID LAND IN FEE SIMPLE, HAVE GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNINCUMBERED EXCEPT FOR THE TAXES FOR 1927 WHICH ARE EXPRESSLY ASSUMED BY THE SAID F. E. MOORE. AND WE DO FURTHER COVENANT AND BIND OURSELVES, AND OUR HEIRS AND REPRESENTATIVES TO WARRANT AND FOREVER DEFEND THE TITLE TO SAID LOTS AND PARCELS OF LAND TO THE SAID F. E. MOORE HIS HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER. BUT THIS CONVEYANCE IS UPON THE FOLLOWING CONDITIONS, WHICH ARE A PART OF THE