 NUMBER 50021 RECORDED DEC. 8TH, 1934, RAYON CITY DEVELOPMENT CO. TO CARL B. VANDERPOOL ER UX.

For and in consideration of the sum of, THREE HUNDRED ($300.00) ..... DOLLARS CASH IN HAND PAID TO US, THE RAYON CITY DEBELOPMENT COMPANY BY CARL. B. VANDERPOOL AND WIFE FLORA LEE VANDERPOOL, WE, THE RAYON CITY DEVELOPMENT COMPANY , HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CARL B. VANDERPOOL AND WIFE FLORA LEE VANDERPOOL HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TOWIT:
BEING LOT NUMBER 95 ON THE MAP OF RAYON CITY AS RECORDEDIN BOOK 843, PAGE 13, R.O.D.C. TENNESSEE, WHICH LOT NO. 95 FRONTS 50 FT ON THE SOUTHERLY SIDE OF LINDBERGH DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 150 FT. TO A DEAD LINE, MEASURING 50 FT AT THE REAR, AND BEING PART OF THE SAME PROPERTY CONVEYED TO RAYON CITY DEVELOPMENT COMPANY BY DEED OF N. I. C. RECORDED IN BOOK 735, PAGE 51, R.O.D.C. TENN.
PURCHASER IS ENTITILED TO ONE WATER TAP FREE OF CHARGE.
THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS;
(A) THAT ALL BUILDINGS ERECTED ON SAID LOT SHALL IN NO INSTANCE BE NEARER THAN 30 FT FROM THE FRONT PROPERTY LINE. (B) NO RESIDENCE SHALL BE ERECTED THEREON COSTING LESS FOR ACTUAL CONSTRUCTION (COST OF LOT EXCLUSIVE) THAN $2,000.00 FOR A FOUR ROOM HOUSE, $2,250.00 FOR A FIVE ROOM HOUSE OR $2,500.00 FOR A SIX ROOM HOUSE OR MORE.
(C) THAT NO SWINE SHALL BE KEPT UPON THE PREMISES.

(D) THAT NEITHER THE PREMISES, OR ANY PART THEREOF, SHALLBE SOLD ALIENED CONVEYED OR DEVISED TO ANY PERSON OF AFRICAN BLOOD OR DESCENT NOR SHALL ANY OF THAT BLOOD OR DESCENT OWN OR ACQUIRE TITLE EITHER IN FEE OR AS TENANTS OR ANY OTHER WAY, BUT THIS DOES NOT PRECLUDE PERSONS OF AFRICAN BLLOD FROM LIVING ON SAID PREMISES IN THE CAPACITY OF SERVANTS. (E) THAT IF ANY PART OF THIS PROPERTY IS USED FOR BUSINESS PURPOSES IT IS ESPECIALLY RESTRICTED THAT THERE CAN NEVER BE BUILDED THEREON AND UNDERTAKING ESTABLISHMENT, NOR ANY IMPROVEMENTS THEREON TO BE USED IN ANY WAY FOR THE UNDERTAKING BUSINESS, AND THE CONDUCTING OF AN UNDERTAKING BUSINESS ON ANY PART OF THE PROPERTY HEREIN CONVEYED AT ANY TIME IS EXPRESSLY RESTRICTED AND FORBIDDEN. ALL THE FOREGOING STIPULATIONS, COVENANTS AND CONDITIONS, EXCEPT AS TO (E) WHICH IS A RESTRICTION THAT SHALL CONTINOUSLY RUN WITH SAID LOT, AND SHALL NOT EXPIRE AS THE OTHER RESTRICTIONS ARE PROVIDED TO EXPIRE, SHALL BE BINDING AND OBLIGATORY UPON AND SHALL BE OBSERVED BY THE SAID GRANTEES THEIR HEIRS, TENANTS OR ASSIGNS, UNTIL THE 1ST DA Y OF JANUARY 1950. IT IS EXPRESSLY AGREED THAT ALL AND EVERY STIPULATION COVENANT AND CONDITION ABOVE SET FORTH SHALL ATTACH TO AN RUN WITH THE LAND AND SHALL BE BINDING AND OBLIGATORY UPON ALL AND EVERY PERSON OR PERSONS WHO NOW OR HEREAFTER OWN, POSSESS, OCCUPY AND USE SAID PREMISES OR ANY BUILDING OR STRUCTURE THEREIN UNDER ANY TENURE WHATSOEVER.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said CARL B. VANDERPOOL AND WIFE FLORA LEE VANDERPOOL heirs and assigns, forever, and WE, do covenant with the said CARL B. VANDERPOOL AND WIFE FLORA LEE VANDERPOOL that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered.

And WE, OURSELVES, OUR heirs and representatives, do further covenant and bind to warrant and forever defend the title to said land to the said CARL B. VANDERPOOL AND WIFE FLORA LEE VANDERPOOL THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 24TH day of NOVEMBER 1934.

Witness:

(SEAL) RAYON CITY DEVELOPMENT COMPANY
BY R. A. DANIEL, PRESIDENT
M.K. HOVEY SECRETARY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, R. A. DANIEL T A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY AND M.K. HOVEY WHO UPON THEIR OATHS STATE THAT THEY ARE PRESIDENT AND SECRETARY OF THE ~~a Notary Public in and for said County and State, the within named~~ RAYON CITY DEVELOPMENT COMPANY AND BEING AUTHORIZED TO SO DO, EXECUTED THE WITHIN INSTRUMENT FOR AND ON BEHALF OF THE CORPORATION BY SIGNING THE CORPORATE NAME AND AFFIXING ~~, the personally known to me (or proved to me on the oath of) with which I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.~~ THE CORPORATE SEAL THERETO AND FOR THE PURPOSES THEREIN EXPRESSED.

~~And of the said , having appeared before me privately and apart from husband , the said acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.~~

Witness my hand and ~~official seal at Nashville, Tennessee, this day of~~ SEAL OF OFFICE AT OLD HICKORY TENNESSEE THIS 24, DAY OF NOV. 1934.

my commission expires APRIL 7TH, 1937 XXX. (SEAL) THOS. H. PATTON , Notary Public.

U. S. R. S. $ .50¢
Rec'd. DEC. 7TH, 1934 AT 9;55 A.M.