WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGES THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE,TENNESSEE,THIS 23RD DAY OF MARCH , 1928.

(SEAL) RICHARD WILSON,JR.,
NOTARY PUBLIC.

MY COM.EX. OCT. 12, 1931.

RECD FEB.5, 1936 AT 11:31 A.M.

.....

NUMBER 66933 RECORDED FEB.6, 1936.

RAYON CITY DEVELOPMENT CO.,
TO WARRANTY DEED
MRS.LELA ROBINSON.

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED EIGHTY TWO AND 50/100 DOLLARS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE SAID SUM HAVING BEEN PAID TO THE RAYON CITY DEVELOPMENT CO., BY MRS. LELA ROBINSON, AND FOR THE SAID CONSIDERATION AS AFORESAID, WE THE SAID RAYON CITY DEVELOPMENT COMPANY, A GORPORATION CHARTERED, ORGANIZED AND DOING BUSINESS UNDER THE LAWS OF THE STATE OF TENNESSEE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MRS.LELA ROBINSON, TO HER SOLE AND SEPARATE ESTATE, FREE FROM THE DEBTS, LIABILITIES OR ENCUMBRANCES OF HER PRESENT OR ANY FUTURE HUSBANDS, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LOT NO.24, MEASURING 50 FT. ON THE EASTERLY SIDE OF NEWELL AVE., AND RUNNING BACK BETWEEN PARALLEL LINES 147 FT. ON THE SOUTHERLY SIDE AND 147 FT. ON THE NORTHERLY SIDE, AND MEASING 50 FT. AT THE REAR.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING RESTRICTIONS:

(A) THAT ALL BUILDINGS ERECTED ON THE PART OF THE LOT FRONTING ON NEWELL AVE.SHALL IN NO INSTANCE BE NEARER THAN THIRTY (30) FEET TO THE PROPERTY LINE, AND THAT ALL BUILDINGS ERECTED ON THE PART OF THE LOT FRONTING ON BRIDGEWAY AVE. SHALL IN NO INSTANCE BE NEARER THAN TWELVE (12) FEET TO THE PROPERTY LINE.

(B) THIS PROPERTY IS PERMITTED AS TO THAT PART OF IT FRONTING ON NEWELL AVE., TO BE USED FOR BUSINESS PURPOSES, AND IF SO USED, IS NOT SUBJECT TO RESTRICTIONS AS TO COST OF IMPROVEMENTS, BUT TO ALL OTHER RESTRICTIONS AS HEREIN SET FORTH; BUT ANY PART USED FOR RESIDENCE PURPOSES IS SUBJECT TO THE FOLLOWING BUILDING RESTRICTIONS: THAT 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 FIVE ROOM HOUSE, OR $2,500.00 FOR THE CONSTRUCTION OF 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, SHALL BE SOLD, ALIENED, CONVEYED OR DEVISED TO ANY PERSON OF AFRICAN BLOOD OR DESCENT, NOT 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

BLOOD 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 AN 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 ANYTIME IS EXPRESSLY RESTRICTED AND FORBIDDEN.

ALL THE FOREGOING STIPULATIONS, COVENANTS AND CONDITIONS, EXCEPT AS TO (E), WHICH IS A RESTRICTION THAT SHALL CONTINUOUSLY 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 IST DAY OF JANUARY, 1950.

IT IS EXPRESSLY AGREED THAT ALL AND EVERY STIPULATION, COVENANT AND CONDITION ABOVE SET FORTH SHALL ATTACH TO AND 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 THEREON, UNDER ANY TENURE WHATSOEVER.

THE GRANTORS AGREE THAT THE GRANTEE SHALL AND DOES HEREBY RECEIVE THE RIGHT TO TAP WITHOUT CHARGE, OTHER THAN THE CONSIDERATION HEREWITH AGREED UPON, UPON THE WATER MAIN CLOSEST TO THE PREMISES ABOVE DESCRIBED, FOR THE EXCLUSIVE USE OF SAID PREMISES, BUT WHICH RIGHT IS COUPLED WITH THE UNDERSTANDING THAT THE GRANTEE, OR HIS ASSIGNS, MUST CONTRACT WITH THE CORPORATION FURNISHING WATER FOR THE PROCUREMENT OF ITS RIGHT OF SO RECEIVING THE SAME THROUGH SAID TAP.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID MRS.LELA ROBINSON, TO HER SOLE AND SEPARATE ESTATE, FREE FROM THE DEBTS, LIABILITIES OR ENCUMBRANCES OF HER PRESENT OR ANY FUTURE HUSBANDS, HER HEIRS AND ASSIGNS, FOREVER.

AND WE DO COVENANT WITH THE SAID MRS.LELA ROBINSON, 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 DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID MRS.LELA ROBINSON, HER HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

WITNESS OUR HANDS THIS 19 DAY OF JUNE, 1934.

(SEAL) RAYON CITY DEVELOPMENT COMPANY,
BY R.A.DANIEL,
PRESIDENT.

WITNESS:_____

_____

BY
T.L.HALE,
ASST.SECTY.

STATE OF TENNESSEE ,
COUNTY OF DAVIDSON.

PERSONALLY APPEARED BEFORE ME, V.W.DEAN, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, R.A. DANIEL, TO ME PERSONALLY KNOWN, WHO UPON HIS OATH STATES THAT HE IS PRESIDENT, OF THE RAYON CITY DEVELOPMENT COMPANY, AND