NUMBER 57639 RECORDED FEB. 25TH, 1936

NATIONAL REALTY COMPANY INC.

TO DEED

W. R. BAKER, ET UX.

FOR AN D IN CONSIDERATION OF THE SUM OF ONE THOUSAND & NO/100 ($1000.00) DOLLARS CASH IN HAND PAID BY W. R. BAKER, AND WIFE EDITH KNOX BAKER THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THE NATIONAL REALTY COMPANY INC. A CORPORATION CHARTERED UNDER THELAWS OF THE STATE OF TENNESSE WITH ITS PRINCIPAL OFFICES IN NASHVILLE, TENNESSEE, HAVE THIS DAY BARGAINED AND SOLD AND DO HEREBY TRANSFER AND CONVEY UNTO THE SAID W. R. BAKER, AND WIFE EDITH KNOX BAKER THEIR HEIRS AND ASSIGNS, ALL OUR RIGHTS TITLE AND INTEREST IN THE FOLLOWING DESBRIBED REAL ESTATE IN DAVIDSON COUNTY TENNESSE

LAND IN DAVIDSON COUNTY TENNESSEE, BEING LOT NO. 20 AND THE EASTERLY 50 FEET OF LOT NO. 19 OF BLOCK 7 ON THE PLAN OF OVERTON HILLS AS OF RECORDM IN BOOK 843, PAGE 66, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 20 AND THE EASTERLY PART OF LOT NO. 19 FRONT TOGETHER 150 FEET ONTHE SOUTHERLY SIDE OF CASTLEMAN DRIVE AND RUN BACK 329.8 FEET ON THE EASTERLY LINE AND 326.5 FEET MORE OR LESS ON THE WESTERLY LINE TO THE SOUTHERLY LINE OF SAID SUBDIVISION AND MEASURES 150 FEET THEREON.

BEING PART OF THE PROPERTY CONVEYED TO NATIONAL REALTY COMPANY BY DEED FROM E. L. HAMPTON AND WIFE OF RECORD IN BOOK 935, PAGE 179 SAID REGISTER'S OFFICE.

I, M. A. SIMMONS BEING THE LAWFUL OWNER AND HOLDER OF THE LIEN NOTES MENTIONED IN THE DEED FROM M. A. SIMMONS AND WIFE TO E.L. HAMPTON DATED FEBRUARY 14, 1930 AND RECORDED IN BOOK 844, PAGE 365, R.O.D.C. TENNESSEE FOR A SUFFICIENT CONSIDERATION PAID TO ME THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY JOIN IN FOR THE PURPOSE OF RELEASING THE LIEN RETAINED IN SAID DEED INSO FAR AS THE SAME RELEATES TO AND AFFECTS THE PROPERTY HEREIN CONVEYED, BUT NO FURTHER OR OTHERWISE.

I, E. A. WORTHAM CONSITUTED AGENT AND ATTORNEY IN FACT FOR OWNERS AND HOLDERS OF SAID VENDOR'S LIEN NOTES SET OUT IN CONVEYANCE TO THE NATIONAL REALTY COMPANY INC. BY E. L. HAMPTON AND WIFE LULU R. HAMPTON DATED JANUARY 12, 1934, REGISTERED IN BOOK 935, PAGE 179 R.O.D.C. TENNESSEE, FOR A SUFFICIENT CONSIDERATION PAID TO ME THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY JOIN IN FOR THE PURPOSE OF RELEASING THE LIEN RETAINED IN SAID DEED INSO FAR AS THE SAME RELEATES TO AND AFFECTS THE PROPERTY HEREIN CONVEYED BUT NO FURTHER OR OTHERWISE.

THE SAID NATIONAL REALTY COMPANY INC. HAS NO CORPORATE SEAL.

SAID LOT IS CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS

FIRST THAT THE LAND SHALL BE OCCUPIED AND USED FOR RESIDENCE PURPOSES ONLY, AND ONLY ONE RESIDENCE SHALL BE BUILT ON THIS LAND

SECOND- THAT NO RESIDENCE COSTING LESS THAN FIVE THOUSAND ($5,000.00) DOLLARS SHALL BE ERECTED ON SAID LAND.

THIRD THAT NO SWINE OR ANY NUISANCE SHALL BE MAINTAINED OR ALLOWED ON SAID LAND.

FOURTH THAT NO PART OF SAID LAND SHALL BE SOLD CONVEYED OR DELIVERED TO ANY PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT AND NO SUCH PERSONS SHALL ACQUIRE ANY TITLE TO SAID PROPERTY EITHER IN FEE FOR LIFE OR AS TENANTS OR LESSEES.

FIFTH - THAT NO RESIDENCE SHALL BE LOCATED NEARER THAN 100 FEET DISTANT FROM THE FRONT PROPERTY LINE OF THE LOT HEREIN CONVEYED AND NO NEARER THAN 15 FEET FROM THE SIDE LINES OF THE LOT HEREIN CONVEYED.

IF AND WHEN WATER IS BOOSTERED TO SAID PROPERTY, THE PURCHASER AGREES TO PAY A MONTHLY PUMPING FEE OF FIFTY (.50¢) CENTS SO LONG AS WATER IS BOOSTERED.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THEREO BELONGING TO THE SAID W.R.BAKER AND WIFE, EDITH KNOX BAKER, THEIR HEIRS AND ASSIGNS, FOREVER.

AND WE DO COVENANT WITH THE SAID W.R.BAKER AND WIFE, EDITH KNOX BAKER, 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 EXCEPT AS AFORESAID.

AND WE, THE NATIONAL REALTY COMPANY, INC., DO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID W.R.BAKER AND WIFE, EDITH KNOX BAKER, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

WITNESS OUR HANDS, THIS 20 DAY OF FEB., 1936.

(NO SEAL) NATIONAL REALTY COMPANY, INC.

BY

E.A. WORTHAM, PRES.

M.A.SIMMONS

E.A.WORTHAM,
AGT. & ATTORNEY IN FACT.

STATE OF TENNESSEE,
COUNTY OF DAVIDSON.

BEFORE ME, CAREY A.FOLK, A NOTARY PUBLIC WITHIN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED E.A.WORTHAM, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON OATH ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF THE NATIONAL REALTY COMPANY, INC., THE WITHIN NAMED BARGAINOR, A CORPORATION, AND THAT HE AS SUCH PRESIDENT, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT.