NUMBER 69375 RECORDED APRIL 6, 1936.

EDWIN WARNER, ET UX.,
TO DEED
H.FRANK BURKHOLDER ET UX.

FOR AND IN CONSIDERATION OF THE SUM OF ONE THOUSAND SIX HUNDRED SEVENTY-FIVE DOLLARS AND EIGHTY CENTS ($1,675.80) PAID AND TO BE PAID BY H.FRANK BURKHOLDER AND WIFE, MADGE M. BURKHOLDER, AS FOLLOWS: FORTY DOLLARS ($40.00) CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER, NAMELY ONE THOUSAND SIX HUNDRED THIRTY-FIVE DOLLARS AND EIGHTY CENTS ($1,635.80) THE SAID H.FRANK BURKHOLDER AND WIFE, MADGE M.BURKHOLDER, HAVE EXECUTED THEIR TWO (2) PROMISSORY NOTES OF EVEN DATE HEREWITH, EACH IN THE SUM OF EIGHT HUNDRED SEVENTEEN DOLLARS AND NINETY CENTS ($817.90), DUE RESPECTIVELY ON OR BEFORE ONE AND TWO YEARS AFTER DATE BEARING INTEREST AT 6% PER ANNUM, PAYABLE SEMI-ANNUALLY AND A LIEN IS HEREBY RETAINED ON THE LAND HEREIN CONVEYED TO SECURE THE PAYMENT OF SAID NOTES AND INTEREST,

WE, EDWIN WARNER AND WIFE, SUSAN R.WARNER, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID H.FRANK BURKHOLDER AND WIFE, MADGE M.BURKHOLDER, JOINTLY, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN THE 7TH CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS:

BEING THE NORTHERLY 294 FEET FRONT AND 265 FEET REAR OF LOT NO.7 ON THE UNRECORDED PLAN OF EDWIN WARNER'S SUBDIVISION OF PART OF HIS 75 ACRE TRACT IN BELLE MEADE, DESCRIBED ACCORDING TO A SURVEY MADE BY W.B.SOUTHGATE, SURVEYOR, AUGUST ___, 1935, AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF THE BELLE MEADE PIKE AT A POINT 350 FEET SOUTH OF THE S.E.CORNER OF THE PROPERTY CONVEYED TO EINER NIELSEN AND WIFE, MILDRED C. NIELSEN BY DEED FROM EDWIN WARNER AND WIFE, OF RECORD IN BOOK 981 PAGE 454, REGISTERS OFFICE FOR SAID COUNTY, SAID POINT THE CORNER OF LOTS NOS. 6 AND 7; THENCE WITH THE LINE BETWEEN SAID TWO LOTS N. 63° W. 350 FEET TO A POINT 300 FEET SOUTH OF SAID NIELSEN'S S.W.CORNER; THENCE SOUTHWARDLY 265 FEET; THENCE S. 57° 30' E. 360 FEET TO THE WESTERLY MARGIN OF THE BELLE MEADE PIKE; THENCE WITH SAID PIKE NORTHWARDLY 294 FEET TO THE BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO EDWIN WARNER BY DEED FROM STANDARD REALTY COMPANY OF RECORD IN BOOK 921, PAGE 623, SAID REGISTERS OFFICE.

TAXES FOR THE YEAR 1936 HAVE BEEN ADJUSTED AND PRORATED FROM THE DATE OF THIS INSTRUMENT AND ARE HEREBY ASSUMED AND WILL BE PAID WHEN DUE BY THE PURCHASER.

THE LAND HEREIN DESCRIBED IS CONVEYED SUBJECT TO RESTRICTIONS CONTAINED IN A DEED FROM BELLE MEADE COMPANY TO E.L. HAMPTON OF RECORD IN BOOK 401, PAGE 551, R.O.D.C., TENNESSEE, THE TIME LIMIT ON SAID RESTRICTIONS BEING THE 1ST DAY OF JANUARY, 1940.

IN ADDITION TO THE ABOVE RESTRICTIONS THE GRANTEES AND THE GRANTORS AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, THAT THE FOLLOWING RESTRICTIONS SHALL APPLY TO THE PROPERTY HEREIN CONVEYED AND SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL AND INCLUSIVE OF JANUARY 1ST, 1960, AND SHALL BE BINDING UPON THE GRANTEES

I declare this instrument to be duly registered and to the same in this ___ day of ___ 1936 at ___ o'clock ___ M. Duly executed by the instrument within mentioned and to secure the payment of the notes therein mentioned.

22522 MARSHALL & BRUCE CO. NASHVILLE

AND THE GRANTORS, THEIR HEIRS AND ASSIGNS.

(1) NO RESIDENCE OR DWELLING HOUSE OR OTHER STRUCTURE SHALL BE ERECTED OR KEPT ON SAID LAND, PARTLY OR WHOLLY, WITHIN 175 FEET OF BELLE MEADE PIKE.

(2) NO RESIDENCE, DWELLING HOUSE EXCEPT FOR OCCUPANCY BY SERVANTS SHALL BE ERECTED ON SAID LAND COSTING LESS THAN TEN THOUSAND DOLLARS ($10,000.00)

(3) NO SHOP, STORE, FACTORY, FILLING STATION, SALOON, BEER GARDEN, HOSPITAL, ASYLUM, INSTITUTION OF LIKE OR KINDRED NATURE, AND NO CHARITABLE INSTITUTION, SHALL BE ERECTED AND MAINTAINED ON THE PREMISES. LIKEWISE, NO PART OF THE PREMISES SHALL BE USED FOR ANY COMMERCIAL AMUSEMENT BUSINESS, NOR FOR THE CONDUCT OF ANY MERCANTILE BUSINESS, NOR FOR THE OPERATION OF ANY COMMERCIAL STABLE INVOLVING THE LEASING OR HIRING OF HORSES OR PONIES FOR RIDING PURPOSES.

(4) NO PART OF THE PREMISES SHALL BE SOLD, ALIENED, CONVEYED, OR DEVISED TO ANY PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT, AND 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 SHALL NOT PROHIBIT OR PRECLUDE PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON THE PREMISES IN THE CAPACITY OF SERVANTS.

THE SAID EDWIN WARNER AND WIFE, SUSAN R.WARNER, HEREBY SELL, TRANSFER, AND CONVEY UNTO THE SAID H.FRANK BURKHOLDER AND WIFE, MADGE M.BURKHOLDER, ALL THEIR RIGHT, TITLE AND INTEREST IN AND TO THE RIGHT TO ONE (1) WATER CONNECTION TO BE USED EXCLUSIVELY WITH THE LAND HEREIN CONVEYED, UPON THE PAYMENT OF ONE HUNDRED DOLLARS ($100.00) ACCORDING TO AN AGREEMENT BETWEEN THE SAID EDWIN WARNER AND THE WEBB PIPE LINE COMPANY, NOW THE BELLE MEADE WATER COMPANY, AS OF RECORD IN BOOK 944, PAGE 677, R.O.D.C.,TENN.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING, TO THE SAID H.FRANK BURKHOLDER AND WIFE, MADGE M.BURKHOLDER, THEIR HEIRS AND ASSIGNS, FOREVER.

AND WE DO COVENANT WITH THE SAID H.FRANK BURKHOLDER AND WIFE, MADGE M. BURKHOLDER, 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, EXCEPT AS STATED ABOVE.

AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES TO WARRANT AND FOREVER DEFEND THE TITLE TO SAID LAND TO THE SAID H.FRANK BURKHOLDER AND WIFE, MADGE M.BURKHOLDER, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

WITNESS OUR HANDS, THIS 3RD DAY OF APRIL, 1936.

EDWIN WARNER
SUSAN R.WARNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, JNO.F.CALDWELL, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED EDWIN WARNER AND WIFE, SUSAN R.WARNER, THE BARGAINORS, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.