NUMBER 73793 RECORDED JULY 8, 1936

LOIETTE H. HUME ET ALS

TO/DEED

W. A. BASS ET UX

FOR AND IN CONSIDERATION OF THE SUM OF FIVE ($5.00) DOLLARS PAID IN CASH BY WILLIAM A. BASS AND WIFE, ADDIEBELLE BASS, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LOIETTE HAMPTON HUME AND HUSBAND, FOSTER HUME, JR., MELINDA HAMPTON WORTHAM AND HUSBAND, E. A. WORTHAM; FRANCES HAMPTON CORREY AND HUSBAND, BROWNLEE O. CURREY; LULU HAMPTON OWEN AND HUSBAND, RALPH OWEN; AND LULU R. HAMPTON AND HUSBAND, E. L. HAMPTON, HAVE THIS DAY BARGAINED AND SOLD, AND DO HEREBY TRANSFER AND CONVEY UNTO THE SAID WILLIAM A. BASS AND WIFE, ADDIEBELLE BASS, THEIR HEIRS AND ASSIGNS, ALL OF OUR RIGHTS, TITLE AND INTEREST IN THE HEREINAFTER DESCRIBED LAND, THE SAME BEING

LOIETTE HAMPTON HUME	1/6TH	UNDIVIDED INTEREST
MELINDA HAMPTON WORTHAM	1/6TH	" "
FRANCES HAMPTON CURREY	1/6TH	" "
LULU HAMPTON OWEN	1/6TH	" "
LULU R. HAMPTON	1/3RD	" "

IN THE FOLLOWING DESCRIBED REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE;

BEING THE WESTERLY 125 FEET OF THE EASTERLY 150 FEET OF THE NORTHERLY PART OF LOT NO. 16 ON THE PLAT OF HILLSBORO HEIGHTS, NOT OF RECORD.

ACCORDING TO A SURVEY MADE BY W. B. SOUTHGATE, ENGINEER, MAY___1910, SAID PART OF LOT NO. 16 FRONTS 125 FEET ON THE NORTHERLY SIDE OF HAMPTON AVENUE AND RUNS BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF 23RD AVENUE SOUTH 341FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF LOT NO. 4.

BEING PART OF THE PROPERTY CONVEYED TO LOIETTE HAMPTON HUME ET AL, BY DEED FROM E. L. HAMPTON AND WIFE OF RECORD IN BOOK 966, PAGE 397, REGISTER'S OFFICE FOR SAID COUNTY.

THE UNDERSIGNED, NATHAN COHN, TRUSTEE, UNDER A CERTAIN DEED OF TRUST CONVEYING THE ABOVE DESCRIBED LAND TOGETHER WITH OTHER LAND TO HIM AS TRUSTEE, WHICH DEED OF TRUST, INSOFAR AS IT RELATES OR APPLIES TO THE PROPERTY HEREINABOVE DESCRIBED AND HEREIN CONVEYED, BUT HE RELEASES NO FURTHER OR OTHERWISE, AND JOINS FOR NO OTHER PURPOSE.

is of record in Book — Page — R.O.D.C. Tennessee acting under power and authority vested in him by the said deed of Trust from the said Grantors herein for the purpose of releasing the land of the said Deed of Trust

SAID PROPERTY HEREIN DESCRIBED IS CONVEYED SUBJECT TO THE RESTRICTIVE COVENANTS SET OUT IN AN INSTRUMENT RECORDED IN BOOK 662, PAGE 307, REGISTER'S OFFICE FOR SAID COUNTY, AND THE FOLLOWING ADDITIONAL RESTRICTIONS WHICH SHALL BE BINDING UPON AND BE OBSERVED BY THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS UNTIL THE FIRST DAY OF JANUARY 1945, AND IT IS EXPRESSLY AGREED THAT ALL AND EACH OF THE SAID RESTRICTIONS SHALL ATTACH TO AND RUN WITH THE LAND AND SHALL BE BINDING UPON ALL OR EVERY PERSON OR PERSONS WHO MAY HEREAFTER OWN, POSSESS, OCCUPY AND USE SAID LAND, OR ANY PART THEREOF, OR ANY DWELLING OR STRUCTURE THEREON, UNDER ANY TENURE WHATSOEVER, TO-WIT:

(1)- THAT NOT MORE THAN ONE DWELLING SHALL BE ERECTED ON SAID LOT, AND SAID DWELLING SHALL COST NOT LESS THAN EIGHT THOUSAND ($8,000.00) DOLLARS, NOT INCLUDING OUTHOUSES AND OTHER IMPROVEMENTS.

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

(3)- THAT NO GARAGE OR OTHER OUTBUILDINGS SHALL BE ERECTED ON SAID LAND FOR USE AS A TEMPORARY DWELLING.

(4) THAT THE SEWERAGE FROM THE HOUSE ON THE PREMISES SHALL BE CONVEYED BY PIPE OR PIPES TO A SEPTIC TANK, CONSTRUCTED IN THE GROUND ON THE LAND, ACCORDING TO SPECIFICATIONS PRESCRIBED BY THE COUNTY OF DAVIDSON, GOVERNING THE CONSTRUCTION OF SEPTIC TANKS.

(5) THAT NO BUILDING OF ANY KIND SHALL BE MAINTAINED OR ALLOWED THEREON, NOR ANY USE THEREOF MADE OR PERMITTED WHICH SHALL BE NOXIOUS OR DANGEROUS TO HEALTH.

ALL OF THE FOREGOING RESTRICTIONS AND CONDITIONS ARE HEREBY MADE CONDITIONS RUNNING WITH THE LAND UPON WHICH SAID LOT SHALL BE OWNED AND POSSESSED. IF ANY OF THESAID CONDITIONS AND RESTRICTIONS SHALL AT ANY TIME BE VIOLATED THE SAID CONVEYORS, OR THEIR ASSIGNS, SHALL HAVE THE UNCONDITIONAL RIGHT TO HAVE THE STATUS BROUGHT ABOUT AS SUCH VIOLATIONS, ABATED AS A NUISANCE AND AS AN INJURY TO OTHER ADJOINING PROPERTY, WITHOUT PROOF OR SPECIAL INJURY, AND THE RIGHT TO PURSUE ALL PROPER REMEDIES IN LAW OR EQUITY TO PROTECT THE OWNERS OF THE ADJACENT PROPERTY AGAINST SUCH VIOLATIONS.

TO HAVE AND TO HOLD SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING, TO THE SAID WILLIAM A. BASS AND WIFE, ADDIEBELLE BASS, THEIR HEIRS AND ASSIGNS FOREVER. AND WE DO COVENANT WITH THE SAID WILLIAM A. BASS AND WIFE, ADIEBELLE BASS 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 BY THE AFORESAID RESTRICTIONS.

AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND PERSONAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO SAID LAND, TO THE SAID WILLIAM A. BASS AND WIFE, ADIEBELLE BASS, THEIR HEIRS AND ASSINGS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

IN WITNESS WHEREOF, WE, LOIETTE HAMPTON HUME, AND HUSBAND, FOSTER HUME, JR.; MELINDA HAMPTON WORTHAM AND HUSBAND, E. A. WORTHAM; FRANCES HAMPTON CURREY AND HUSBAND, BROWNLEE O. CORREY; LULU HAMPTON OWEN AND HUSBAND, RALPH OWEN; AND LULU R. HAMPTON AND HUSBAND, E. L. HAMPTON, HEREUNTO SET OUR HANDS, THIS 6TH DAY OF JULY, 1936.

LOIETTE HAMPTON HUME
FOSTER HUME, JR.,
MELINDA HAMPTON WORTHAM
E. A. WORTHAM
FRANCES HAMPTON CURREY
BROWNLEE O. CURREY
LULU HAMPTON OWEN
E. L. HAMPTON
LULU R. HAMPTON
RALPH OWEN
NATHAN COHN, TRUSTEE

STATE OF GEORGIA)
)
COUNTY OF FULTON)

PERSONALLY APPEARED BEFORE ME, W. C. WORCESTER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED FOSTER HUME, JR. AND WIFE, LOIETTE HAMPTON HUME, THE BARGAINORS, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

AND LOIETTE HAMPTON HUME, WIFE OF THE SAID FOSTER HUME, JR., HAVING APPEARED BEFORE ME, PRIVATELY AND APART FROM HER HUSBAND, THE SAID LOIETTE HAMPTON HUME ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO HAVE BEEN DONE BY HER FREELY, VOLUNTARILY AND UNDERSTANDINGLY, WITHOUT COMPULSION OR CONSTRAINT FROM HER SAID HUSBAND, AND FOR THE PURPOSES THEREIN EXPRESSED.