SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT.

AND ALSO PERSONALLY APPEARED ANNE S. BENEDICT WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED HIMSELF TO BE SECRETARY OF THE WITHIN NAMED BARGAINOR, A CORPORATION, AND THAT HE AS SUCH SECRETARY BEING AUTHORIZED SO TO DO, AFFIXED THE SEAL OF THE SAID CORPORATION TO THE FOREGOING INSTRUMENT TO EXECUTE THE SAME FOR THE PURPOSE THEREIN CONTAINED, AND THAT HE ATTESTED THE SAME AS SUCH OFFICER OF SAID CORPORATION; AND THAT THE SEAL THERETO AFFIXED IS THE GENUINE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND SEAL AT OFFICE IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, THIS THE 30TH. DAY OF SEPTEMBER 1935.

MY COM. EXP. ON THE 31ST DAY OF OCT., 1939.

(SEAL) RUTH F. WILLIAMS
NOTARY PUBLIC.

U.S.R.S. $7.50.

RECEIVED OCT. 8, 1936, AT 10:40 A.M.

.....

NUMBER 78199 RECORDED OCT. 10TH, 1936

E.L. HAMPTON ET ALS, TR.

TO DEED

M.L. LOFTIN

FOR AND IN CONSIDERATION OF THE SUM OF NINE HUNDRED ($900.00) DOLLARS PAID IN CASH BY MURRAY LYNN LOFTIN , THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE. E. L. HAMPTON AND WIFE LULU R. HAMPTON HAVE THIS DAY BARGAINED AND SOLD AND DO HEREBY TRANSFER AND CONVEY UNTO THE SAID MURRAY LYNN LOFTIN HIS HEIRS AND ASSIGNS, ALL OF OUR RIGHTS AND INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE IN DAVIDSON COUNTY TENNESSEE.

A LOT OR PARCEL OFLAND IN THE 8TH FORMERLY THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY TENNESSEE BEING PART OF LOT NO. 1, ON THE PLAN OF THE FARM LANDS OF SAMUEL WATKINS DECEASED AS OF RECORD IN BOOK 57, PAGE 16, REGISTER'S OFFICE FOR SAID COUNTY BEING LOT NO.1 OF BLOCK NO. 6, ON THE UNRECORDED PLAN OF STOKES TRACT DESCRIBED ACCORDING TO A SURVEY MADE BY Z. J. WILKINSON, LANDSCAPE PLANNER NOVEMBER 7, 1935, AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF STERLING ROAD AND MATCHEZ, TRACE; THENCE WITH THE NORTHERLY MARGIN OF STERLING ROAD EASTWARDLY 237 FEET TO THE CORNER OF LOTS NOS. 1 AND 2, THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHWARDLY 145 FEET TO THE CORNER OF LOTS NOS. 1,2, AND 19, THENCE WITH THE LINE BETWEEN LOTS NOS. 1 AND 19 NORTHWESTWARDLY 125.2 FEET TO THE EASTERLY MARGIN OF NATCHEZ TRACE;

24072 MARSHALL & BRUCE CO. NASHVILLE

THENCE WITH SAME SOUTHWESTWARDLY 252.7 FEET TO THE BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO E. L. HAMPTON BY DEED FROM L.M. HITT AND WIFE OF RECORD IN BOOK 448, PAGE 343, SAID REGISTER'S OFFICE.

THE UNDERSIGNED E. A. WORTHAM TRUSTEE, UNDER A CERTAIN DEED OF TRUST CONVEYING THE ABOVE DESCRIBED LAND TOGETHER WITH OTHER LAND TO HIMS AS TRUSTEE, WHICH DEED OF TRUST IS OF RECORD IN BOOK 912, PAGE 153, R.O.D.C. TENNESSEE ACTING UNDER POWER AND AUTHORITY VESTED IN HIM BY THE SAID DEED OF TRUST, JOINS IN THIS CONVEYANCE AND DOES HEREBY RELEASE THE LIEN OF THE SAID DEED OF TRUST INSOFAR AS IT RELATES TO OR APPLIES TO THE PROPERTY HEREINABOVE DESCRIBED AND HEREIN CONVEYED BUT HE RELEASES NO FURTHER OR OTHERWISE, AND JOINS FOR NO OTHER PURPOSE.

THE PROPERTY HEREIN DESCRIBED IS CONVEYED SUBJECT TO THE FOLLOWING STIPULATIONS AND CONDITIONS WHICH SHALL BE BINDING UPON AND BE OBSERVED BY THE GRANTEE HEREUNDER HIS HEIRS, SUCCESSORS AND ASSIGNS, UNTIL THE FIRST DAY OF JANUARY 1945, AND IT IS EXPRESSLY AGREED THAT ALL AND EACH OF SAID STIPULATIONS 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 BUILDING OR STRUCTURE THEREON UNDER ANY TENURE WHATSOEVER, TO WIT:

FIRST THAT NO SHOP STORE, FACTORY, SALOON, OR BUSINESS HOUSE OF ANY KIND NO HOSPITAL OR ASYLUM OR INSTITUTION OF KINDRED NATURE, AND NO CHARITABLE INSTITUTION SHALL BE ERECTED, OR MAINTAINED, ON THE PREMISES HEREBY CONVEYED, BUT SAID PREMISES SHALL BE OCCUPIED AND USED FOR RESIDENCE PURPOSES ONLY AND NOT OTHERWISE.

SECOND- THAT ANY DWELLING HOUSE BUILT UPON SAID LOT SHALL BE SO CONSTRUCTED THAT ITS FRONT LINE (WHICH MEANS THE FRONT LINE OF PORCH OR ANY PROJECTION NOT COUNTING STEPS) SHALL BE AT LEAST 65 FEET DISTANT FROM THE FRONT LINE OF SAID LOT.

THIRD; THAT NO RESIDENCE SHALL BE CONSTRUCTED WHOLLY OR PARTLY WITHIN LESS THAN 10 FEET OF THE SIDE LINES OF THE LOT HEREIN CONVEYED.

FOURTH THAT NOT MORE THAN ONE DWELLING SHALL BE ERECTED ON SAID LOT AND MAINTAINED THEREON AT ANY ONE TIME.

FIFTH. THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED OR MAINTAINED ON SAID LOT COSTING LESS THAN FIVE THOUSAND ($5,000.00) DOLLARS FOR THE RESIDENCE PROPER NOT INCLUDING OUTHOUSES AND OTHER IMPROVEMENTS. THAT NO GARAGE OR OTHER PUTBUILDINGS SHALL BE ERECTED ON SAID LOT FOR USE AS A TEMPORARY BUILDING EXCEPT DURING THE CONSTRUCTION OF THE OWNERS RESIDENCE, WHICH CONSTRUCTION SHALL NOT EXCEED ONE YEAR FROMDATE OF BEGINNING.

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