NUMBER 83083 RECORDED FEBRUARY 9TH, 1937

RAYON CITY DEV. CO.

TO

CHAS. H. WINFREY

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIFTY ($450.00) DOLLARS CASH IN HAND BOLLARS PAID BY CHARLES H. WINFREY AND WIFE GOSIE ESTELLE WINFREY, TO THE RAYNON CITY DEVELOPMENT COMPANY A TENNESSEE CORPOR ATION, CHARTERED AND DOING BUSINESS UNDER THE LAWS OF THE STATE OF TENNESSEE, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THE RAYON CITY DEVELOPMENT COMPANY A CORPORATION AS AFORESAID HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CHARLES H. WINFREY ANDWIFE GOSIE ESTELLE WINFREY THEIR HEIRS AND ASSIGNS A CERTA IN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING A PART OF THE RELTY CONVEYED TO THE RAYNON CITY DEVELOPMENT COMPANY BY THE NASHVILLE INDUSTRIAL CORPORATION, AS OF RECORD IN BOOK 735, PAGE 51M R.O.D.C. TENNESSEE. WHICH LOT HEREINAFTER DESCRIBED IS SHOWN ON THE MAP OF THE SUB DIVISION OF RAYON CITY DEVELOPMENT COMPANY OF RECORD IN PLAN BOOK NO. 843, PAGE 13, R.O.D.C. TENNESSEE, W HICH LOT NO. 81, FRONTING 50 FEET ON THE NORTHERLY SIDE OF DAVIS AVENUE AND RUNNING BACK BETWEEN PARALLEL LINES 140 FEET TO A DEAD LINE AND MEASURES 50 FEET AT THE REAR .

THIS PROPERTY IS SOLD FOR RESIDENTIAL PURPOSES AND THE FOLLOWING RESTRICTIONS COVENANTS AND CONDITIONS ARE BINDING AND OBLIGATORY UPON, AND SHALL BE OBSERVED BY SAID GRANTEES,, THEIR HEIRS, TENANTS OR ASSIGNS, UNTIL THE 1ST DAY OF JANUARY 1950, AND SHALL RUN WITH THE LAND(RESTRICTIONS NO. D. IS A GENERAL RESTRICTIONS AGAINST THIS PROPERTY) AND THE SAID PROPERTY IS SO RESTRICTED IN ITS SALE PERMANENTLY.

(A) NO SWINE SHALL BE KEPT UPON THE PREMISES.

(B) THAT NEITHER THE PREMISES , NOR ANY PART THEREOF, SHALL BE SOLD, ALIENED CONVEYED B DEVISED TO ANY PERSO OF AFRICAN BLOOD OR DESCENT , NOR SHALL ANY OF THAT BLOOD OR DESCENT ONW OR ACQUIRE TITLE EITHER IN FEE OR AS TENANTS OR ANY OTHER WAY, BUT THIS DOES NOT PRECLUDE PERSONS OF AFRICAN BLOOD FROM LIV ING ON SAID PREMISES IN THE CAPACITY OF SERVANTS.

(C) IF PROPERTY IS LIMITED TO RESIDENTIAL PURPOSES, NO IMPROVEMENTS SHALL BE ERECTED CLOSER THAN 30 FEET FROM THE FRONT PROPERTY LINE AND NO RESIDENCE SHALL BE ERECTED THEREON COSTING LESS FOR ACTUAL CONSTRUCTION(COST OF LOT EXCLUSIVE) THAN $4,000.00 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. IF PERMITTED TO BE USED FOR BUSINESS PURPOSES NO IMPROVEMENTS S HALL BE ERECTED CLOSER THAN 12 FEET FROM THE FRONT PROPERTY LINE.

(D) IF ANY PART OF THIS PROPERTY IS USED FOR BUSINESS PURPOSES, IT IS ESPECIALLY RESTRICTEDTHAT THERE CAN NEVER BE BUILED THEREON AN UNDERTAKING ESTABLISHMENT OR ANY IMPROVEMENTS THEREON TO BE USED IN ANYWAY FOR AN UNDERTAKING BUSINESS, THE CONDUCTING OF AN UNDERTAKING ESTABLISHMENT

BARRETT & BRUCE CO. NASHVILLE

ON ANY PART OF THE PROPERTY HEREIN CONVEYED AT ANY TIME BEING EXPRESSLY PROHIBITED. IF THIS PROPERTY IS USED FOR RESIDENTIAL PURPOSES BUT THROUGH ANY CIRCUMSTANCES IT SHOULD EVER BE USED FOR THE CONDUCTING OF A BUSINESS, THE TYPE OF BUSINESS HEREIN SET FORTH IS PROHIBITED FROM BEING CONDUCTED ON THE SAID PREMISES.

THE PURCHASER IS ENTITLED TO ONE WATER TAP.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OFLAND WITH THE APPU RTENANCE ESTATE TITLE AND INTEREST THERETO BELONGING TO THE SAIDCHARLES H. WINFREY AND WIFE GOSIE ESTELLE WINFREY THEIR HEIRS AND ASSIGNS, FOREVER.

AND WE DO COVENANT WITH THE SAID CHARLES H. WINFREY AND WIFE GOSIE ESTELLE WINFREY THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE; HAVE A GOOD RIGHT TO CONWEY IT AND THE SAME IS UNENCUMBERED AND WE. DO FURTHER COVENANT AND BIND OUR SELVES, OUR HEIRS AND REPRESENTA TIVES TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID CHARLES H. WINFREY AND WIFE GOSIE ESTELLE WINFREY THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

WITNESS OUR HANDS THIS 30TH DAY OF JANUARY 1937.

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

BY M.K. HOVEY, SECRETARY.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME T. H. PATTON A NOTARY PUBLIC WITHIN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED R. A. DANIEL AND M.K. HOVEY WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON THEIR SEVERAL OATHS ACKNOWLEDGED THEMSELVES TO BE THE PRESIDENT AND SECRETARY RESPECTIVELY OF THE RAYON CITY DEVELOPMENT COMPANY THE WITHIN NAMED BARGAINOR, A CORPORATION, AND THAT THEY AS SUCH PRESIDENT AND SECRETARY, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY ITS CORPORATE SEAL, AND ATTESTING THE SAME BY THE SAID M.K. HOVEY AS SUCH SECRETARY.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE AT OLD HICKORY TENNESSEE ON THIS THE 30 DAY OF JAN. 1937

(SEAL)

T. H. PATTON

NOTARY PUBLIC

MY COMMISSION EXPIRES APRIL 7, 1937

U.S.R.S $.50¢

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