DAVIDSON COUNTY WARRANTY

Book No. 1027

SCRIBED HERETO BY D. Y. PROCTOR, ITS PRESIDENT, AND ATTESTED AND ITS CORPORATE SEAL AFFIXED BY C. C. POTTER, ITS CASHIER, THIS 11TH DAY OF JUNE, 1937.

(SEAL) BROADWAY NATIONAL BANK, EXECUTOR OF THE WILL OF THOMAS M. ROBINSON, DECEASED,

BY D. Y. PROCTOR, PRES.

ATTEST;

C. C. POTTER,
CASHIER.

STATE OF TENNESSEE

COUNTY OF DAVIDSON.

PERSONALLY APPEARED BEFORE ME, JOHN J. TUCKER, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, D. Y. PROCTOR AND C. C. POTTER, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO, UPON OATH, ACKNOWLEDGED THEMSELVES TO BE THE PRESIDENT AND CASHIER, RESPECTIVELY, OF THE BROADWAY NATIONAL BANK, EXECUTOR OF THE WILL OF THOMAS M. ROBINSON, DECEASED, THE BARGAINOR, A CORPORATION, AND THAT THEY AS SUCH PRESIDENT AND CASHIER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE, THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY THE SAID D. Y. PROCTOR AS SUCH PRESIDENT, AND BY AFFIXING ITS CORPORATE SEAL AND ATTESTING SAME BY THE SAID C. C. POTTER, AS SUCH CASHIER.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 12 DAY OF JUNE, 1937.

(SEAL) JOHN J. TUCKER
NOTARY PUBLIC.

MY COM. EXP: 7-9-39

U.S.R.S. $1.50.

RECEIVED JUNE 14, 1937, AT 2:01 P.M.

.....

NUMBER 89626

RECORDED JUNE 15, 1937.

RAYON CITY DEV. CO.

TO WARRANTY DEED

C. B. VANDERPOOL.

ONE HUNDRED SIXTY ($160.00) DOLLARS DOLLARS

CASH IN HAND, PAID BY CARL B. VANDERPOOL AND WIFE FLORA LEE VANDERPOOL, TO THE RAYON CITY DEVELOPMENT COMPANY, A TENNESSEE CORPORATION CHARTERED AND DOING BUSINESS UNDER THE L WS OF THE STATE OF TENNESSEE, RECEIPT OF WHICH IS HEREBY ACK-

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BROS MARSHALL & BRUCE CO. NASHVILLE

NOWLEDGED, 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 CARL B. VANDERPOOL AND WIFE, ~~FLORENCE~~ Flora LEE VANDERPOOL, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING A PART OF THE REALTY CONVEYED TO THE RAYON CITY DEVELOPMENT COMPANY BY THE NASHVILLE INDUSTRIAL CORPORATION, AS OF RECORD IN BOOK 735, PAGE 51, R.O. D.C., TENNESSEE, WHICH LOT HEREINAFTER DESCRIBED IS SHOWN ON THE MAP OF THE SUBDIVISION OF RAYON CITY DEVELOPMENT COMPANY OF RECORD IN PLAN BOOK NO. 843, PAGE 13, R.O.D.C., TENNESSDE, BEING LOT #96, FRONTING 50 FT. ON THE SOUTHERLY SIDE OF LINDBERGH DRIVE AND RUNNING BACK BETWEEN PARALLEL LINES 150 FT. TO A DEAD LINE MEASURING 50 FT. 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 (RESTRICTION NO. D IS A GENERAL RESTRICTION AGAINST THIS PROPERTY) AND THE SAID PROPERTY IS SO RESTRICTED IN ITS SALE PERMANENTLY.

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

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

(C) IF PROPERTY IS LIMITED TO RESIDENTIAL PURPOSES, NO IMPROVEMENTS SHALL BE ERECTED CLOSER THAN 30 FT. FROM THE FRONT PROPERTY LINE AND NO RESIDENCE SHALL BE ERECTED THEREON COSTING LESS FOR ACTUAL CONSTRUCTION (COST OF LOT EXCLUSIVE) THAN $2,000.00 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 SHALL BE ERECTED CLOSER THAN 12 FT. FROM THE FRONT PROPERTY LINE.

(D) IF ANY PART OF THIS PROPERTY IS USED FOR BUSINESS PURPOSES, IT IS ESPECIALLY RESTRICTED THAT THERE CAN NEVER BE BUILDED THEREON AN UNDERTAKING ESTABLISHMENT OR ANY IMPROVEMENTS THEREON TO BE USED IN ANY WAY FOR AN UNDER-