TRUSTEE IN BANKRUPTCY OF VOLUNTEER MANUFACTURING COMPANY THE BARGAINOR WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE TENNESSEE THIS 16TH DAY OF APRIL 1938.

(SEAL) JOSEPH MARTIN

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-8-42.

U.S.R.S $20.50

RECEIVED APRIL 20TH,1938 AT 10;00 A.M.

- -

NUMBER 104708 RECORDED APRIL 26TH,1938

LAURA LEE ROBERTSON

DEED

MARY E. GRAY.

FOR AND IN CONSIDERATION OF THE SUM OR SUMS HEREINAFTER MENTIONED AND SET OUT PAID AND TO BE PAID BY MARY EDMONDS GRAY (HEREINAFTER CALLED GRANTEE) AS FOLLOWS:

$550.00 CASH ON DELIVERY OF DEED, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

$400.00 ON OR BEFORE MAY 1, 1939

$400.00 ON OR BEFORE MAY 1 1940

$300.00) ON OR BEFORE MAY 1, 1941

AND FOR THE SECURITY OF THE PAYMENT OF SAID DEFERRED PURCHASE PRICE A VENDOR'S LIEN IS HEREIN AND HEREBY EXPRESSLY RETAINED ON THE PROPERTY HEREINAFTER CONVEYED I, LAURA LEA ROBERTSON , A WIDOW (HEREINAFTER CALLED GRANTOR) HAVE BARGAINED AND SOLD AND DO HEREBY TRANSFER AND CONVEY UNTO THE SAID GRANTEE THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND LYING AND BEING IN THE SEVENTH CIVIL DISTRICT OF THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, TO WIT;

A TRACT OF LAND IN THE 7TH FORMERLY THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY TENNESSEE, BEING PART OF LOTNO.109 ON THE UNRECORDED PLAN OF " LEALAND" DESCRIBED ACCORDING TO A SURVEY MADE FEBRUARY 17, 1938 BY S. G. DOAK , SURVEYOR AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF GATEWAY LANE 999.85 FEET EASTERLY FROM THE EASTERLY MARGIN OF THE GRANNY WHITE TURNPIKE ROAD, THE SOUTHEAST CORNER OF LOTNO.107 ON SAID PLAN AND RUNNING THENCE SOUTH 84° 49' EAST WITH THE NORTHERLY MARGIN OF SAID LANE 192.3 FEET TO THE SOUTHWEST CORNER OF LOTNO.111 ON SAID PLAN THENCE NORTH 3° 20' EAST, WITH THE WESTERN LINES OF LOTS NOS. 111, 123 AND 122 ON SAID PLAN , 541 FEET TO THE SOUTHEAST CORNER OF LOT NO.120 ON SAID PLAN THENCE NORTH 85° 42' WEST WITH THE SOUTHERN LINE OF SAID LOT NO.120 174.8 FEET TO THE NORTHEAST CORNER OF SAID LOT NO. 107; AND THENCE SOUTH 5° 11' WEST WITH THE LINE BETWEEN SAID LOTS NOS. 107 AND 109 537.9 FEET TO THE BEGINNING, CONTAINING 2.27 ACRES MORE OR LESS, BUT EXCLUDED FROM THE ABOVE DESCRIPTION AND RESERVED FOR THE PERPETUATION OF A PRIVATE BURIAL GROUND IS A LOT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF SAID GATEWAY LANE, 5 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID LOTNO.109; AND RUNNING THENCE NORTH

84° 49' WEST, WITH THE NORTHERLY MARGIN OF SAID LANE, 50 FEET, THENCE NORTH 3° 20' WEST 61.5 FEET TO THE BEGINNING, CONTAINING 0.07 ACRES MORE OR LESS.

A FIVE FOOT RIGHT OF WAY IS RESERVED ALONG THE ENTIRE EASTERN BOUNDARY LINE OF SAID LOTNO.109 FOR THE SOLE PURPOSE OF A BRIDLE PATH. BEING PART OF THE TRACT OF LAND, KNOWN AS"LEALAND" DEVISED TO MRS LAURA LEA ROBERTSON BY THE WILL OF HER MOTHER MRS. ELLE LEA, DECEASED , RECORDED IN WILL BOOK 52, PAGES 1, TO 39, INCLUSIVE COUNTY COURT FOR SAID COUNTY

TO HAVE AND TO HOLD SAID TRACT OR PARCEL OF LAND WITH THE APPURTENANCES ESTATE TITLE AND INTEREST THER TO BELONGING TO THE SAID GRANTEE, HIS HER OR THEIR HEIRS AND ASSIGNS, FOREVER IN FEE SIMPLE.

THE SAID GRANTOR COVENANTS THAT SHE IS LAWFULLY SEIZED AND POSSESSED OF SAID TRACT OR PARCEL OF LAND HAS A GOOD RIGHT TO CONVEY IT AND THE SAME IS UNENCUMBERED AND FURTHER COVENANTS AND BINDS HERSELF HER HEIRS AND ASSIGNS, TO WARRANT AND FOREVER DEFEND THE TITLE TO SAID TRACT OR PARCEL OF LAND TO THE SAID GRANTEE HIS HER OR THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

THE FOLLOWING NINE COGENANTS AND RESTRICTIONS SHALL BE COVENANTS RUNNING WITH THE LAND ANDBE BINDING AND OBLIGATORY UPON ALL PURCHASERS THEREOF THEIR SUCCESSORS AND ASSIGNS, UNTIL JULY 1, 1987 AND BY THE ACCEPTANCE OF THIS DEED AND SUBSEQUENT DEEDS, IF ANY, TO SAID PROPERTY ALL PURCHASERS ACCEPTE AND AGREE TO BE BOUND BY SAME.

RESTRICTIONS.

SAID COVENANTS AND RESTRICTIONS ARE AS FOLLOWS, TO WIT:

1; THE SAID PROPERTY OR ANY PART THEREOF SHALL NOT BE SOLD TRANSFERRED OR LEASED TO PERSONS OF AFRICAN BLOOD OR DESCENT NOT INCLUDING ORDINARY SERVANTS MAINTAINED ON THE PREMISES.

2; TO INSURE A STANDARD OF IMPROVEMENTS SATISFACTORY TO PURCHASERS NO BUILDING DWELLING OUTHOUSE OR OTHER IMPROVEMENTS SHALL BE ERECTED UPON THE PROPERTY WITHOUT THE APPROVAL IN WRITING OF THE GRANTOR OR HISDULY AUTHORIZED AGENT UPON SUBMISSION OF PROPOSED PLANS AND SPECIFICATIONS AND LOCATION THEREOF. THE GRANTOR SHALL SUBMIT SAME AND WITH OUT EXPENSE TO THE PURCHASER TO AN ACRHITECT OR ARCHITECTS EXCETP (A) THE GRANTOR MAY DELEGATE THIS RIGHT TO THREE OR MORE LOT OWNERS, IN THIS SUBDIVISION WHO SHALL THEREUPON BE VESTED WITH ALL RIGHTS AND DUTIES, OF THE GRANTOR OR (B) NOT LESS THAN 60% OF THE OWNERS OF THE ENTIRE ACREAGE OF THIS SUBDIVISION MAY BE VOTE HELD IN SUCH MANNER AS THEY ELECT DELEGATE AN AGENT OR COMMITTEE TO PERFORM THIS SERVICE AND SUCH AGENT OR COMMITTEE SHALL BE VESTED WITH THE RIGHTS OF THE GRANTOR.

A VOTE OF LOT OWNERS SHALL BE SUFFICIENTLY EVIDENCED BY A WRITING SUBSCRIBED BY THEM WHICH MAY BE IN ONE OR MORE COUNTERPARTS.

THE APPOINTMENT OF AN AGENT OR THE ELECTION OF AN AGENT OR COMMITTEE AS HEREIN PROVIDED (AND AN AGENT OR COMMITTEE SELECTED BY THE LOT OWNERRS SUPERSEDES THE AGENTS APPOINTED BY THE GRANTOR) SHALL BE EVIDENCED BY AN INSTRUMENT IN WRITING DULY ACKNOWLEDGED AND RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.