NUMBER 2246 RECORDED JULY 12, 1938

B. ROBERTS

TO

J.T. ALLEN ET UX

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00)DOLLARS CASH IN HAND PAID TO ME, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATIONS , I,BYRON ROBERTS, TRUSTEE HAVE THIS DAY BARGAINED AND SOL D, AND BY THESE PRESENTS HEREBY TRANSFER AND CONVEY UNTO THE SAID JOHN TALLEY ALLEN AND WIFE, DOROTHEA CASTLEMAN ALLEN, THE FOLLOWING DESCRIBED TRACT OF LAND, TOTWIT:

BEING LOT NO 1, BLOCK NO.9, ON THE MAP OF E.L. HAMPTON'S SUBDIVISION OF THE STOKES TRACT, AS OF RECORD IN BOOK 974 PAGE 24, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.1, BLOCK NO.9, FRONTS 140 FEET MORE OR LESS ON THE SOUTHERLY SIDE OF STERLING ROAD AND RUNS BACK 201.8 FEET ON THE WESTERLY LINE OR MIDLAND AVENUE, AND 240 FEET ON THE EASTERLY LINE TO A DEAD LINE, ON WHICH IT MEASURES 160 FEET.

BEING PART OF THE PROPERTY CONVEYED TO BYRON ROBERTS, TURSTEE BY DEED FROM E. L. HAMPTON AND WIFE, LULU R. HAMPTON ,AS OF RECORD IN BOOK 1966 PAGE 70 SAID REGISTER'S OFFICE.

THE CONSIDERATION PAID ENTITLES THE PURCHASER TO ONE (1) WATER TAP ON THE ABOVE DESCRIBED LOT.

STATE AND COUNTY TAXES FOR THE YEAR 1938 ARE TO BE PRO-RATED.

THE PROPERTY HEREIN CONVEYED SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS AND CONDITIONS,WHICH SHALL BE BINDING UPON AND BE OBSERVED BY THE GRANTEE HEREUNDER, THEIR HEIRS, SUCCESSORS AND ASSIGNS UNTIL JANUARY 1,1945, EXCEPT THE "FIRST" RELATING TO BUSINESS USE, AND THE "SIXTH" RELATING TO AFRICANS, WHICH TWO SHALL CONTINUE UNTIL JANUARY 1, 1950. SAID RESTRICTIONS SHALL ATTACH TO AND RUN WITH THE LAND HEREIN CONVEYED.

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 INSTITION SHALL BE ERECTED 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 IN LINE WITH THE HOUSES ADJACENT THERETO.

THIRD - THAT NO RESIDENCE SHALL BE CONSTRUCTED WHOLLY OR PARTLY WITHIN LESS THAN TEN (10) FEET OF THE SIDE LINE OF THE LOT HEREIN CONVEYED.

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

FIFTH- THAT NO RESIDENCE OR DWELLING HOUSES SHALL BE ERECTED 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 OUTBUILDINGS SHALL BE ERECTED ON SAID LOT FOR USE AS A TEMPORARY BUILDING EXCEPT DURING THE CONSTRUCTION OF THE OWNER'S

RESIDENCE, WHICH CONSTRUCTIONS SHALL NOT EXCEED ONE YEAR FROM DATE OF BEGINNING.

THE SEWAGE FROM THE HOUSE ON THE PREMISES SHALL BE CONVEYED BY PIPE OR PIPES TO A SEPTIC TANK, CONSTRUCTED IN THE GROUND ON THE LOT ACCORDING TO SPECIFICATIONS PRESCRIBED BY THE COUNTY OF DAVIDSON, GOVERNING THE CONSTRUCTION OF SEPTIC TANKS.

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

SIXTH ,THAT NEITHER THE PREMISES, NOR ANY PART THEREOF OF SAID LAND SHALL BE SOLD, ALIENED, CONVEYED OR DEVISED TO ANY PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT, AND THAT NO PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT SHALL OWN OR ACQUIRE TITLE THERETO,EITHER IN FEE OR OTHERWISE, OR AS TENANTS OR LESSEES, BUT THIS COVENANT DOES NOT PRECLUDE PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON THE SAID PREMISES IN THE CAPACITY OF SERVANTS.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID JOHN TALLEY ALLEN AND WIFE, DOROTHEA CASTLEMAN ALLEN, THEIR HEIRS AND ASSIGNS FOREVER.

AND I, BYRON ROBERTS, TRUSTEE, DO COVENANT WITH THE SAID JOHN TALLEY ALLEN AND WIFE, DOROTHEA CASTLEMAN ALLEN, THAT I AM LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE; HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED EXCEPT AS AFORESAID.

AND I FURTHER BIND MYSELF, MY SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE SAID PROPERTY TO THE SAID JOHN TALLEY ALLEN AND WIFE, DOROTHEA CASTLEMAN ALLEN, THEIR HEIRS AND ASSIGNS AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

WITNESS MY HAND THIS ,THE 9TH DAY OF APRIL,1938.

BYRON ROBERTS

TRUSTEE

STATE OF TENNESSEE)

COUNTY OF GRUNDY)

PERSONALLY APPEARED BEFORE ME, A.L. HENDERSON A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE,THE WITHIN NAMED BYRON ROBERTS, TRUSTEE, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT TRACY CITY,TENNESSEE,THIS ,THE 22ND DAY OF APRIL,1938.

(SEAL) A.L. HENDERSON

NOTARY PUBLIC

COM. EXPIRES MAY 3 1938

REC'D JULY 11,1938 AT 3:41 P.M.