NUMBER 101794 RECORDED FEB. 28TH,1938

RAYON CITY DEVELOPMENT CO.

TO

W.R. SMITH,

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED AND EIGHTY ($180.00) DOLLARS PAID BY W. R. SMITH TO THE RAYON CITY DEVELOPMENT CO. A TENN. CORPORATION 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 W.R.SMITH, HIS 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 CO. BY THE NASHVILLE INDUSTRIAL CORPORATION AS OF RECORD IN BOOK 735, PAGE 51, R.O.D.C. TENN. WHICH LOT HEREINAFTER DESCRIBED IS SHOWN ON THE MAP OF THE SUBDIVISION OF RAYON CITY DEVELOPMENT CO. OF RECORD IN PLAN BOOK NO.843, PAGE 13, R.O.D.C. TENN. WHICH LOT NO. 73 FRONTS 50 FT ON THE NORTHERLY SIDE OF DAVIS AVE AND RUNS BACK BETWEEN PARALLEL LINES 140 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 IST DAY OF JANUARY 1950 AND SHALL RUN WITH THE LAND (RESTRICTION 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 OR ANY PART THEREOF SHALL BE SOLD ALIENED CONVEYED OR DEVISED TO ANY PERSON OF AFRICAN BLOOD OR DESCENT NOR SHALL ANY OF THAT BOLLOD 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 BROM LIVING ON SAID PREMISES IN THE CAPACITY OF SERVANTS.

(C) IF PROPERTY ISLIMITED TO RESIDENTIAL PURPOSES NO IMPROVEMENTS SHALL BE EREBECTED CLOSER THAN 30 FT FROM THE FRONT PROPERTY LINE AND NO RESI DENCE SHALL BE ERECTED THEREON COSTING LESS FOR ACTUAL CONSTRUCTION (COST OF LOT EXCLUSIVELY) THAN $2,000.00 FOR A FOUR ROOM HOUSE $2,250.00 FOR A 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 IMPROVE MENTS SHALL BE EREOTED CLOSER THAN 12 FT FROM THE FRONT.

(D) IF ANY PART OF THIS PROPERTY IS USED FOR BUSINESS PURPOSES IT IS EXPSCIALLY RESTRICTED THAT THERE AN NEVER BE BUILED THEREON AN UNDERTAKING ESTABLISHMENT OR ANY IMPROVEMENTS THEREON TO BE USED IN ANY WAY FOR AN UNDERTAKING BUSINESS, THE CONDUCTING OF AN UNDERTAKING ESTABLISHMENT 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 NOT ENTITLED TO A WATER TAP.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTE NANCES ESTATE TITLE AND INTEREST THERETO BELONGING TO THE SAID W.R. SMITH, HIS HEIRS AND ASSIGNS FOREVER,

AND WE DO COVENANT WITH THE SAID W. R. SMITH THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE HAVE A GOOD RIGHT TO CONVEY IT AND THE SAME IS UNENCUMBERED.

AND WE DO FURTHER COVENANT AND BIND OURSELVES OUR HEIRS AND REPRESENTA TIVES TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID W. R.SMITH, HIS HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

WITNESS OUR HANDS THIS 10TH DAY OF JULY 1936.

(SEAL) RAYON CITY DEVELOPMENT CO.

BY R.A.DANIEL,

PRESIDENT

M.K.HOVEY , SECRETARY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME THOS. 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 AMPERSONLLY 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 BO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY THE SAID R. A. DANIEL AS SUCH PRESIDENT AND BY AFFIXING 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 TENN. ON THIS THE 10 DAY OF JULY 1936.

(SEAL) THOS. H, PATTON

NOTARY PUBLIC

MY COMMISSION EXPIRES APRIL 7,1937

U.S.R.S $.50C

RECD BEBRUARY 26TH,1938 AT 10;00 A.M.

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NUMBER 101835 RECORDED MARCH IST, 1938

CUMBERLAND DEVELOPMENT COMPANY
A CORPORATION

TO

ROBERT J.THORNE ET UX.

FOR AND IN CONSIDERATION OF THE SUM OF $344.50 THREE HUNDRED FORTY FOUR & 50/100 DOLLARS, CASH IN HAND PAID BY ROBERT J. THORNE AND WIFE ESTELLE THORNE TO CUMBERLAND DEVELOPMENT COMPANY THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, CUMBERLAND DEVELOPMENT COMPANY A TENNESSEE CORPORATION