GAINORS, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT SAN FRANCISCO CALIFORNIA, THIS 8TH DAY OF APRIL 1940.

(SEAL) H. A. SOLA

NOTARY PUBLIC

MY COM. EXPIRES 6-2-1940

U.S.R.S. $2.50

REC'D APR 13, 1940 AT 9;25 A.M.

TP

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NUMBER 36372 RECORDED APR 15, 1940

E. L. HAMPTON

TO,

CARL B. KUHN, ET UX

FOR AND IN CONSIDERATION OF THE SUM PF TEN ($10.00) DOLLARS, CASH IN HAND PAID BY CARL B. KUHN AND WIFE, WILMA G. KUHN, AND OTHER GOOD AND VALUABLE CONSITERATIONS, THE RECEIPT OF WHCCH IS HEREBY ACKNOWLEDGED, WE, E. L. HAMPTON, AND WIFE, LULU R. HAMPTON, HAVE THIS DAY BARGAINED AND SOLD AND DO HEREBY TRANSFER AND CONVEY UNTO THE SAID CARL B. KIHN AND WIFE, WILMA G. KUHN THEIR HEIRS AND ASSIGNS, ALL OUR RIGHTS TITLE AND INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE.

BEING LOT NO. II OF BLOCK 5 ON THE PLAN OF FAIRFAX PLACE AS OF RECORD IN BOOK 547, PAGES 137 AND 138 REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. II FRONTS 81.2 FEET ON THE NORTHERLY SIDE OF OVERLOOK DRIVE AND RUNS BACK 162.6 FEET ON THE EASTERLY LINE AND 171 FEET ON THE WESTERLY LINE, WITH THE EASTERLY MARGIN OF 32ND AVENUE SOUTH TO A DEAD LINE, MEASURING 80.6 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO E. L. HAMPTON BY DEED FROM G. B. HOWARD, TRUSTEE, OF RECORD IN BOOK 895, PAGE 363, SAID REGISTER'S OFFICE.

THE UNDERSIGNED G. F. COLE, JR., TRUSTEE, THE LAWFUL OWNER AND HOLDER OF A CERTAIN MORTGAGE NOTE DESCRIBED IN AND SECURED BY A DEED OF TRUST ON SAID LAND AS OF RECORD IN BOOK 938, PAGE 339, R.O.D.C. TENNESSEE, JOINS HEREIN AND RELEASES THE LIEN OF SAID DEED OF TRUST SO FAR AS THE SAME ENCUMBERS OR RELATES TO THE PROPERTY HEREIN DESCRIBED AND HEREIN CONVEYED, BUT JOINS FOR NO OTHER PURPOSE OR RELEASES SAID LIEN NO FURTHER OR OTHERWISE.

THE CITY AND STATE & COUNTY TAXES FOR THE YEAR 1940 ARE TO BE ASSUMED BY THE PURCHASER.

THE PROPERTY HEREIN DESCRIBED IS CONVEYED SUBJECT TO ALL OF THE ZONING LAWSOF THE CITY OF NASHVILLE, AND PARTICULARLY TO THE FOLLOWING STIPULATIONS AND CONDITIONS WHICH SHALL BE BINDING UPON ALL OR EVERY PERSON, OR PERSONS, WHO MAY

HEREAFTER OWN, POSSESS, OCCUPY AND USE SAID LAND, OR ANY PART THEREOF, OR BUILDING OR STRUCTURE THEREON UNDER ANY TENURE WHATSOEVER UNTIL JANUARY 1, 1960.

FIRST - THAT NO SHOP, FACTORY, SALOON OR BUSINESS HOUSE OF ANY KIND NO HOSPITAL, NO APARTMENT HOUSE, ASYLUM, OR INSTITUTION OF KINDRED NATURE, AND NO CHARITABLE INSTITUTION SHALL BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN 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 ALSO CONSTRUCTED THAT ITS FRONT LINE (WHICH MEANS THE FRONT LINE OF PORCH OR ANY PROJECTION, NOT COUNTING STEPS) SHALL BE REASONABLY IN line WITH HOUSES ADJACENT THERETO.

THIRD - THAT NO RESIDENCE SHALL BE CONSTRUCTED WHOLLY OR PARTLY WITHIN LESS THAN THREE (3) FEET OF THE SIDE LINES OF THE LOT HEREIN CONVEYED.

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

FIFTH - THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED OR MAINTAINED ON SAID LOT COSTING LESS THAN SIXTY FIVE HUNDRED ($6500.00) DOLLARS FOR THE RESIDENCE PROPER, NOT INCLUDING OUTHOUSES AND OTHER IMPROVEMENTS.

THAT ANY RESIDENCE OR DWELLING HOUSE CONSTRUCTED ON SAID LOT SHALL BE OF BRICK, STUCCO OR STONE.

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

SIXTH - THAT NEITHER THE PREMISES NOR ANY PART THEREOF OFSAID 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 CARL B. KUHN AND WIFE, WILMA G. KUHN, THEIR HEIRS AND ASSIGNS FOREVER.

AND WE DO COVENANT WITH THE SAID CARL B. KUHN AND WIFE, WILMA G. KUHN, THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCYMBERED, EXCEPT AS AFORESAID.

AND I, E. L. HAMPTON, FURTHER BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE SAID PROPERTY TO THE SAID CARL B. KUHN AND WIFE, WILMA B. KUHN, THEIR HEIRS AND ASSIGNS AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

SAID LULU R. HAMPTON JOINS IN SAID CONVEYANCE FOR THE PURPOSE OF CONVEYING HER MARITAL RIGHTS IN THEPROPERTY HEREIN DESCRIBED AND FOR NO OTHER PURPOSE WHATEVER.

WITNEE OUR HANDS THIS 11TH DAY OF APRIL 1940.

E. L. HAMPTON

LULU R. HAMPTON

G. F. COLE, JR, TRUSTEE