NUMBER 36670 RECORDED APRIL 19, 1940. WILLIAM BATE WILLIAMS, SINGLE TO J. M. BRUNER, ET UX. 115

40000 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1148

For and in consideration of the sum of TEN ($10.00) AND NO/100 DOLLARS,

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS

HEREBY ACKNOWLEDGED; I, WILLIAM BATE WILLIAMS, SINGLE HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J. M. BRUNER AND WIFE, LETTIE BRUNER, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 35, BLOCK C, OF SUNNYMEADE ESTATES, A SUBDIVISION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, A PLAT OF WHICH SUBDIVISION IS OF RECORD IN BOOK 974, PAGES 56 AND 57, REGISTER'S OFFICE OF SAID COUNTY.

THE PROPERTY IS SOLD AND HEREBY CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, TO-WIT:

(A) THAT NO LOT OR LOTS SHALL BE SOLD, ALIENED, LEASED, OR RENTED TO ANY NEGRO OR PERSON OF AFRICAN DESCENT, NOR SHALL ANY SUCH LOTS BE OCCUPIED BY ANY NEGRO OR PERSON OF AFRICAN DESCENT EXCEPT IN THE CAPACITY OF SERVANT.

(B) NO RESIDENCE OR OTHER BUILDING SHALL BE ERECTED WITHIN THIRTY FEET OF THE FRONT LINE OF ANY OF SAID LOTS EXCEPT AS HEREINAFTER EXPRESSLY PROVIDED.

(C) EACH AND EVERY LOT IN SAID SUBDIVISION SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES EXCEPT AS HEREINAFTER EXPRESSLY PROVIDED.

(D) NO RESIDENCE SHALL BE CONSTRUCTED ON ANY OF SAID LOTS COSTING LESS THAN $2,500.00, UNLESS THE SAID WILLIAM BATE WILLIAMS AGREES TO SAME IN WRITING AND THE PLANS THEREFOR HAVE BEEN APPROVED IN WRITING BY HIS ARCHITECT.

(E) ANY BUILDING ERECTED ON ANY OF SAID LOTS SHALL BE COMPLETELY FINISHED ON THE EXTERIOR IN STONE, BRICK, STUCCO OR WEATHERBOARDING; AND IF WEATHERBOARDING, THE BUILDING SHALL BE PAINTED WITH NOT LESS THAN TWO COATS OF PAINT BEFORE BEING OCCUPIED.

(F) NO OUTSIDE TOILETS MAY BE ERECTED OR MAINTAINED ON ANY LOT.

(G) ANY AND ALL RESIDENCES OR DWELLING HOUSES ERECTED ON EACH AND ALL OF SAID LOTS SHALL CONTAIN NOT LESS THAN 850 SQUARE FEET OF FLOOR SPACE AND NO SHEET METAL OR CORRUGATED IRON SHALL BE USED ON ANY DWELLING OR BUILDING CONSTRUCTED ON ANY OF SAID LOTS.

(H) LOTS IN SAID SUBDIVISION FRONTING ON GALLATIN PIKE MAY BE USED FOR EITHER BUSINESS OR RESIDENTIAL PURPOSES, AND RESTRICTIONS "B" AND "C" HEREIN SHALL NOT APPLY TO ANY LOT OR LOTS SO FRONTING ON GALLATIN PIKE.

ALL THE FOREGOING RESTRICTIONS, COVENANTS, OBLIGATIONS, RIGHTS AND POWERS SHALL BE COVENANTS RUNNING WITH THE LAND, BINDING UPON EACH AND EVERY LOT IN SAID SUBDIVISION AND ALSO BINDING UPON, AND ACCRUING TO, EACH AND EVERY OWNER OR OWNERS OF ANY OF SUCH LOTS HEREAFTER ACQUIRING TITLE THERETO, FOR A PERIOD OF TWENTY YEARS FROM THE DATE HEREOF.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said J. M. BRUNER AND WIFE, LETTIE BRUNER, THEIR, heirs and assigns, forever, and I do covenant with the said J. M. BRUNER AND WIFE, LETTIE BRUNER, that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered,

And I do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said J. M. BRUNER AND WIFE, LETTIE BRUNER, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 10TH day of APRIL, 1940.

WILLIAM BATE WILLIAMS

SHELBY

STATE OF TENNESSEE, ~~DAVIDSON~~ COUNTY.

Personally appeared before me, M. H. NOELL a Notary Public in and for said County and State, the within-named WM. BATE WILLIAMS, the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

And X wife of the said X, having appeared before me privately and apart from husband, the said X acknowledged the execution of the said instrument to have been done by X freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at ~~Nashville~~ MEMPHIS, ~~Tennessee~~ TENN., this 10TH day of APR., 19 40.

Commission Expires 21 day of APR., 19 40 (Seal.) M H Noell

Notary Public.

U.S.R.S. $0.50.
RECEIVED APRIL 18, 1940, AT 12:13 P.M.