49098 MARSHALL & BRUCE CO NASHVILLE

T. N. B. N.

For and in consideration of the sum of SEVEN HUNDRED AND NO/100 ($700.00) DOLLARS, CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JESSIE C. JOHNSON AND HUSBAND, S.R. JOHNSON, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES C. WRIGHT AND WIFE, ESTELLE B. WRIGHT, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

BEGINNING IN THE CENTER OF HADLEY'S BEND ROAD, THE NORTHWEST CORNER OF THE W. A. COWGILL TRACT, RUNNING THENCE SOUTH 57° 45' EAST 275 FEET TO A CHERRY TREE IN THE PROPERTY LINE BETWEEN JESSIE C. JOHNSON AND W. A. COWGILL; RUNNING THENCE NORTH 1° EAST 185.5 FEET TO A STAKE; THENCE NORTH 57° 45' WEST 275 FEET TO THE CENTER OF THE HADLEY'S BEND ROAD; THENCE WITH THE CENTER OF SAID HADLEY'S BEND ROAD SOUTH 1° WEST 185.5 FEET TO THE POINT OF BEGINNING, AND CONTAINING ONE ACRE, MORE OR LESS, AND BEING A PART OF THE TRACT OF LAND BELONGING TO THE SAID JESSIE C. JOHNSON INHERITED FROM HER FATHER, G. W. COWGILL,

SAID CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS, TO-WIT:

1. THAT SAID PROPERTY SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY FOR A PERIOD OF TWENTY YEARS, TO-WIT: UNTIL JULY 1, 1960.

2. THAT NO RESIDENCE SHALL BE CONSTRUCTED UPON SAID PREMISES OF A VALUE LESS THAN $3000.00.

THESE COVENANTS SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE GRANTEES AND THEIR HEIRS AND ASSIGNS.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JAMES C. WRIGHT AND WIFE, ESTELLE B. WRIGHT, THEIR ....., heirs and assigns, forever, and WE do covenant with the said JAMES C. WRIGHT AND WIFE, ESTELLE B. WRIGHT, that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered,

And WE, JESSIE C. JOHNSON AND HUSBAND S.R. JOHNSON, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said JAMES C. WRIGHT AND ESTELLE B. WRIGHT, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 5TH day of JULY, 1940.

JESSIE C. JOHNSON

S. R. JOHNSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W. F. MOORE, a Notary Public in and for said County and State, the within-named JESSIE C. JOHNSON AND HUSBAND, S. R JOHNSON, the bargainors, with whom I am personally acquainted, and who acknowledged that THEY 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~~ Lonelson, Tennessee, this 5 day of JULY, 1940

Commission Expires 6 day of JAN, 1943 (Seal.) W. F. MOORE, Notary Public.

U.S.R.S. $1.10

RECEIVED AUGUST 10, 1940, AT 11:25 A.M.