WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ON THIS 24 DAY OF MARCH 1941.

(SEAL) G. F..TURNER, NOTARY PUBLIC

MY COM. EXPIRES OCT 8, 1944

U.S.R.S. $2.20

REC'D APRIL 1, 1941 AT 9;22 A.M.

NUMBER 56859

RECORDED APR 2, 1941

LOIETTE H. HUME, ET AL

TO

JOE R. WHITAKER, ET UX

FOR AND IN CONSIDERATION OF THE SUM OF ONE THOUSAND ($1000.00) DOLLARS, CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LOIETTE HAMPTON HUME AND HUSBAND, FOSTER HUME, JR, MELINDA HAMPTON WORTHAM AND HUSBAND, E. A. WORTHAM, FRANCES HAMPTON CURREY AND HUSBAND, BROWNLEE O. CURREY, LULU HAMPTON OWEN AND HUSBAND, RALPH OWEN AND LULU R. HAMPTON AND HUSBAND E. L. HAMPTON, HAVE THIS DAY BARGAINED AND SOLD AND DO HEREBY CONVEY UNTO THE SAID JOE RUSSELL WHITAKER AND WIFE, SARAH HOUK WHITAKER, THEIR HEIRS AND ASSIGNS, ALL OUR RIGHTS, TITLE AND INTEREST IN THE HEREINAFTER DESCRIBED LAND, THE SAME BEING -

LOIETTE HAMPTON HUME	1/6	UNDIVIDED INTEREST
MELINDA HAMPTON WORTHAM	1/6	" "
FRANCES HAMPTON CURREY	1/6	" "
LULU HAMPTON OWEN	1/6	" "
LULU R. HAMPTON	1/3	" "

IN THE FOLLOWING DESCRIBED REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 100 FEET OF THE WESTERLY 130 FEET OF THE NORTHERLY PART OF LOT NO. 13 ON THE PLAT OF HILLSBORO HEIGHTS, NOTOF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY W. B. SOUTHGATE, ENGINEER, MAY - - 1919 AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF HAMPTON AVENUE AT A POINT 1070 FEET WEST OF THE CENTER LINE OF 23RD AVENUE SOUTH, SAID POINT BEING THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO RUBY RICHARDSON DONNELLY BY DEED FROM LOIETTE HAMPTON HUME, ET AL, OF RECORD IN BOOK 1040, PAGE 486, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE NORTHERLY MARGIN OF HAMPTON AVENUE, WESTWARDLY 100 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO EMMETT F. BEARDEN, JR AND WIFE BY DEED FROM LOIETTE HAMPTON HUME, ET AL OF RECORD IN BOOK 1104, PAGE 354, SAID REGISTER'S OFFICE; THENCE WITH SAID BEARDEN'S EASTERLY LINE, NORTHWARDLY 344.7 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF LOT NO. 7; THENCE WITH SAID LINE EASTWARDLY 100 FEET TO THE NORTHWEST CORNER OF SAID DONNELLY LOT; THENCE WITH THE WESTERLY LINE OF SAME SOUTHWARDLY 344 FEET, MORE OR LESS, TO THE BEGINNING.

BEINGPART OF THE PROPERTY CONVEYED TO LOIETTE HAMPTON HUME, ET AL BY DEED FROM E. L. HAMPTON AND WIFE, OF RECORD IN BOOK 966, PAGE 397, SAID REGISTER'S OFFICE.

I, DONNA CLARK, OWNER AND HOLDER OF A DEBT SECURED BY DEED OF TRUST AS OF RECORD IN BOOK 899, PAGE 495 R.O.D.C. TENNESSEE, FOR A SUFFICIENT CONSIDERATION PAID TO ME, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY JOIN IN THIS INSTRUMENT FOR THE PURPOSE OF RELEASING THE LIEN RETAINED IN SAID DEED INSOFAR AS THE SAME RELATES TO AND EFFECTS THE PROPERTY HEREIN CONVEYED BUT NO FURTHER OR OTHERWISE.

STATE & COUNTY TAXES FOR THE YEAR 1941 TO BE PAID BY THE PURCHASER. SAID PROPERTY HEREIN DESCRIBED IS CONVEYED SUBJECT TO THE RESTRICTIVE COVENANTS SET OUT IN AN INSTRUMENT RECORDED IN BOOK 662, PAGE 807 REGISTER'S OFFICE FOR SAID COUNTY, AND ALL ZONING RESTRICTIONS, IF ANY, IMPOSED ON SAME, BY DAVIDSON COUNTY, OR OTHERWISE BY LAW; AND THE FOLLOWING ADDITIONAL RESTRICTIONS, WHICH SHALL BE BINDING UPON AND BE OBSERVED BY THE GRANTEE, THEIR HEIRS, SUCCESSORS AND ASSIGNS, UNTIL THE FIRST DAY OF JANUARY 1945, AND IT IS EXPRESSLY AGREED THAT ALL AND EACH OF THE SAID RESTRICTIONS SHALL ATTACH TO AND RUN WITH THE LAND AND SHALL BE BINDING UPON ALL OR EVERY PERSON OR PERSONS WHO MAY HEREAFTER OWN, POSSESS, OCCUPY AND USE SAID LOT, OR ANY PART THEREOF, OR ANY BUILDING OR STRUCTURE THEREON, UNDER ANY TENURE WHATSOEVER, TO WIT:

FIRST - THAT NO DWELLING SHALL BE ERECTED ON LESS THAN 100 FRONT FEET ON THE ABOVE DESCRIBED PROPERTY AND THE COST OF ANY DWELLING ON SAID PROPERTY SHALL NOT BE LESS THAN SEVENTY FIVE HUNDRED ($7500.00) DOLLARS, NOT INCLUDING OUTHOUSES AND OTHER IMPROVEMENTS.

SECOND - THAT NO GARAGE OR OTHER OUTBUILDING SHALL BE ERECTED ON ANY LOT FOR USE AS A TEMPORARY DWELLING, EXCEPT DURING THE CONSTRUCTION OF THE OWNER'S RESIDENCE, WHICH CONSTRUCTION SHALL NOT EXCEED ONE YEAR FROM DATE OF BEGINNING.

THIRD - THAT NO RESIDENCE SHALL BE LOCATED NEARER THAN 100 FEET DISTANT FROM THE FRONT PROPERTY LINE AND NO NEARER THAN 15 FEET DISTANT FROM THE SIDE LINES.

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

FIFTH - THAT NEITHER THE PREMISES NOR ANY PART THEREOF OF SAID PROPERTY 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 OR PROHIBIT PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON SAID PREMISES IN THE CAPACITY OF SERVANTS.

TO HAVE AND TO HOLD SIAD TRACT OR PARCEL OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID JOE RUSSEELL WHITAKER AND WIFE, SARAH HOUK WHITAKER, THEIR HEIRS AND ASSIGNS FOREVER.

AND WE DO COVENANT WITH THE SAID JOE RUSSELL WHITAKER AND WIFE, SARAH HOUK WHITAKER, THAT WE ARELAWFULLY SEIZED ANDPOSSESSED OF SAID LAND IN FEE SIMPLE; HAVE A GOOD RIGHT TO CONVEY IT AND THE SAME IS UNENCUMBERED EXCEPT AS AFORESAID.

AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND PERSONAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO SAID LAND, TO THE SAID JOE RUSSELL WHITAKER AND WIFE, SARAH HOUK WHITAKER HEIRS AND ASSIGNS AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.