THENCE WITH SAID DIVIDING LINE, WESTERLY TO THE BEGINNING, AND CONVEYED BY MRS. MARY ALLEN RUQUA TO MRS. MOLLIE MCWHIRTER, AS OF RECORD IN BOOK 639, PAGE 15, R.O.D.C. TENNESSEE."

TO HAVE AND TO HOLD SAID REAL ESTATE, WITH ALL THE HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING, TO THE SAID MABEL CARTER, AND TO HER HEIRS AND ASSIGNS FOREVER.

IN WITNESS WHEREOF, THE SAID J. C. DALE, JR., CLERK AND MASTER AS AFORESAID, HEREUNTO SETS HIS HAND THE DATE FIRST ABOVE WRITTEN.

J. C. DALE, JR.
CLERK AND MASTER.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

PERSONALLY APPEARED BEFORE ME, R. T. YOUNG, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, THE WITHIN-NAMED J. C. DALE, JR., CLERK AND MASTER, THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT, FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND SEAL, THIS THE 10TH DAY OF JUNE, 1941.

(SEAL) R. T. YOUNG,
NOTARY PUBLIC.

MY COM. EXPIRES 4/11/42
U.S.R.S. $0.55
RECEIVED JUNE 10, 1941, AT 11:01 A.M.
FH

NUMBER 61058 RECORDED JUNE 11, 1941.
ELLEN F. MAGRUDER, ET ALS.
TO DEED
DONALD F. STEINBAUGH, ET UX.

FOR AND IN CONSIDERATION OF THE SUM OF ONE THOUSAND ($1,000.00) DOLLARS CASH IN HAND PAID, THE RECEIPT OF WHICH IS ACKNOWLEDGED, WE, ELLEN F. MAGRUDER, AN UNMARRIED WOMAN, MARY CORNELIA MALONE, AN UNMARRIED WOMAN, AND CHARLES C. TRABUE AND WIFE, JULIA MALONE TRABUE, AND EDWARD F. MALONE AND WIFE, FAYE H. MALONE, GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS TRANSFER AND CONVEY UNTO DONALD F. STEINBAUGH AND WIFE, DOROTHY FISHER STEINBAUGH, GRANTEES, AS TENANTS BY THE ENTIRETIES, THEIR HEIRS AND ASSIGNS, THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND IN THE 7TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, TO WIT:

BEING LOT NO. 22 OF BLOCK "E" ON THE MAP OF THE MALONE PROPERTY, CALLED HONEYWOOD SUBDIVISION, ACCORDING TO AN UNRECORDED PLAN MADE BY W. B. SOUTHGATE, SAID LOT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EASTERLY SIDE OF SUNNYSIDE DRIVE, IN SAID SUBDIVISION, AT A POINT 150 FEET SOUTH OF THE NORTHERLY LINE OF MALONE AVENUE; THENCE SOUTHERLY WITH THE EASTERLY LINE OF SUNNYSIDE DRIVE 100 FEET TO AN IRON PIN; THENCE AT RIGHT ANGLES EASTERLY 283.6 FEET, MORE OR LESS, TO A STAKE ON THE EASTERLY LINE OF THE MALONE PROPERTY; THENCE NORTHERLY WITH THE EAST LINE OF

SAID PROPERTY 100 FEET TO A STAKE; THENCE AT RIGHT ANGLES WESTERLY 284.6 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING A PART OF THE LANDS OWNED BY THE LATE THOMAS H. MALONE AND DEVISED BY HIS WILL, WHICH IS RECORDED IN WILL BOOK 36, PAGE 378, IN THE OFFICE OF THE COUNTY COURT CLERK OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE.

TO HAVE AND TO HOLD SAID PROPERTY, WITH ALL RIGHT, TITLE, INTEREST AND IMPROVEMENTS THEREUNTO APPERTAINING, UNTO THE SAIDDONALD F. STEINBAUGH AND WIFE, DOROTHY FISHER STEINBAUGH, AS TENANTS BY THE ENTIRETIES, THEIR HEIRS AND ASSIGNS, FOREVER.

WE COVENANT THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID PROPERTY, HAVE A GOOD RIGHT TO CONVEY IT, AND THATTHE SAME IS UNENCUMBERED, EXCEPT BY THE TAXES FOR 1941, WHICH ARE TO BE PRORATED BETWEEN THE PARTIES. AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO SAID PROPERTY TO THE SAID DNALD F. STEINBAUGH AND WIFE, DOROTHY FISHER STEINBAUGH, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS.

THIS CONVEYANCE IS MADE ON AND SUBJECT TO THE FOLLOWING CONDITIONS, TO-WIT:

1. THAT NEITHER THE PREMISES HEREIN CONVEYED NOR ANY PART THEREOF SHALL BE SOLD, ALIENATED, CONVEYED OR DEVISED TO ANY PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT, AND THAT NO PERSONS 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 OFSERVANTS.

2. THAT THE PROPERTY HEREIN CONVEYED SHALL NOT BE USED OTHER THAN FOR A SINGLE RESIDENTIAL ESTABLISHMENT.

3. THAT NORESIDENCE SHALL BE BUILT ON ANY PART OF SAID PROPERTY THAT SHALL COST LESS THAN $7,500.00 OR BE CLOSER THAN 75 FEET TO SUNNYSIDE DRIVE.

4. THAT ALL TOILETS OR SEWERAGE SHALL BE CONNECTED WITH A SPETIC TANK OR CESSPOOL OR WITH A SEWERAGE SYSTEM IF SUCH A SYSTEM SHALL BE CONSTRUCTED ADJACENT TO THE PROPERTY.

5. THAT UNTIL A RESIDENCE SHALL BE ERECTED THEREON NO PART OF SAID PROPERTY SHALL BE OCCUPIED BY THE OWNERS OR ANYONE HOLDING UNDER THEM FOR A PERIOD LONGER IN THE AGGREGATE THAN TWELVE MONTHS.

6. THAT THE WATER TAP HEREINAFTER GRANTED SHALL BE ONLY FOR THE PURPOSE OF A SINGLE RESIDENCE ON THE LOT HEREIN CONVEYED, AND FOR SUCH OUTHOUSES AND OTHER PURPOSES AS ARE USUAL AND INCIDENTAL TO SUCH SINGLE RESIDENTIAL ESTABLISHMENT, AND THAT GRANTEES AND THEIR SUCCESSORS IN TITLE SHALL NOT HAVE THE RIGHT TO ALLOW SUCH CONNECTION TO BE EXTENDED TO OR USED FOR THE BENEFIT OF ANY OTHER LOT.

THE FOREGOING STIPULATIONS, RESTRICTIONS AND CONDITIONS ARE AND SHALL BE COVENANTS RUNNING WITH THE LAND, AND SHALL BE BINDING AND OBLIGATORY UPON THE GRANTEES HEREIN, THEIR HEIRS AND ASSIGNS, AND UPON EACH AND EVERY PERSON WHO MAY NOW OR HEREAFTER OWN, POSSESS, OCCUPY OR USE SAID PREMISES OR ANY PART THEREOF, OR ANY BUILDING OR STRUCTURE THEREON, UNDER ANY TENURE WHATSOEVER, UNTIL THE 31ST