TO HAVE AND TO HOLD THE SAID REAL ESTATE, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID ALBERT G. MORRIS, HIS HEIRS AND ASSIGNS, FOREVER.

AND WE COVENANT THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT AND THAT THE SAME IS UNENCUMBERED EXCEPT BY TAXES FOR THE YEAR 1941, WHICH SAID TAXES ARE TO BE PAID, WHEN DUE, BY THE GRANTORS.

WE FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE REAL ESTATE TO THE SAID ALBERT G. MORRIS, HIS HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

WITNESS OUR HANDS THIS 30TH DAY OF APRIL, 1941.

WALTER STOKES
NELLIE T.STOKES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED WALTER STOKES AND WIFE, NELLIE T.STOKES, THE BARGAINORS, 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 NASHVILLE,TENNESSEE, THIS 1ST DAY OF MAY, 1941.

(SEAL) CASKEY KNOTT,
NOTARY PUBLIC.

MY COMMISSION EXPIRES: JANUARY 8, 1945.

U.S.R.S. $14.85

RECD MAY 26, 1941 AT 10:20 A.M.
MM

- -

NUMBER 60235

RECORDED MAY 27, 1941.

NATIONAL REALTY CO., INC.,
TO
JOE LEVE BOOKER, ET UX.

FOR AND IN CONSIDERATION OF TEN ($10.00) DOLLARS, CASH IN HAND PAID BY JOE LEVE BOOKER AND WIFE, MARION KEMP BOOKER, AND OTHER GOOD AND VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE NATIONAL REALTY COMPANY, INC., A CORPORATION CHARTERED UNDER THE LAWS OF THE STATE OF TENNESSEE HAS THIS DAY BARGAINED AND SOLD AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE SAID JOE LEVE BOOKER AND WIFE, MARION KEMP BOOKER, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 80 FEET OF LOT NO.11 OF BLOCK 6 AND THAT PART OF A 20-FOOT STRIP ADJOINING THE SAME ON THE EAST AS SHOWN ON THE PLAN OF OVERTON HILLS, AS OF RECORD IN BOOK 843, PAGE 66, OF THE REGISTERS OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT NO.11 AND THAT PART OF A 20-FOOT STRIP ADJOIN AND FRONT

100 FEET ON THE SOUTHERLY SIDE OF OVERHILL DRIVE AND RUN BACK BETWEEN PARALLEL LINES 250 FEET TO A DEAD LINE.

BEING PART OF THE PROPERTY CONVEYED TO NATIONAL REALTY COMPANY BY DEED FROM E.L.HAMPTON ET AL, OF RECORD IN BOOK 935, PAGE 179, SAID REGISTERS OFFICE.

TAXES FOR 1941 - TO BE PRO RATED AS DATE OF DEED.

THE NATIONAL REALTY COMPANY, INC. HAS NO CORPORATE SEAL.

I, E.A.WORTHAM, CONSTITUTED AGENT AND ATTORNEY IN FACT FOR THE OWNERS AND HOLDERS OF THE VENDOR'S LIEN NOTES DESCRIBED IN THE DEED TO THE NATIONAL REALTY COMPANY, INC., FROM E.L.HAMPTON AND WIFE, LULU R.HAMPTON, 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 AFFECTS THE PROPERTY HEREIN CONVEYED, BUT NO FURTHER OR OTHERWISE. THE PROPERTY HEREIN DESCRIBED IS CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS AND CONDITIONS WHICH SHALL BE BINDING UPON AND BE OBSERVED BY THE GRANTEE HEREUNDER, THEIR HEIRS AND ASSIGNS, UNTIL THE FIRST DAY OF JANUARY, 1947, AND ALL ZONING RESTRICTIONS, IF ANY, IMPOSED ON SAME BY DAVIDSON COUNTY, OR OTHERWISE BY LAW.

FIRST - THAT NO SHOP, STORE, FACTORY, SALOON OR BUSINESS HOUSE OF ANY KIND, NO HOSPITAL OR ASYLUM, OR INSTITUTION OF KINDRED NATURE AND NO CHARITABLE INSTITUTION SHALL BE ERECTED ON THE PREMISES HEREBY 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 SO CONSTRUCTED THAT ITS FRONT LINE (WHICH MEANS THE FRONT LINE OF THE PORCH OR ANY OTHER PROJECTION NOT COUNTING STEPS) SHALL BE AT LEAST EIGHTY-FIVE (85) FEET DISTANT FROM THE FRONT LINE OF SAID LOT, NOR WITHIN LESS THAN TEN (10) FEET OF THE SIDE LINE OF THE LOT HEREIN CONVEYED.

THIRD - THAT NOT MORE THAN ONE DWELLING SHALL BE ERECTED ON SAID PART OF LOT NO.11, BLOCK 6 AT ANY ONE TIME.

FOURTH - THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED ON SAID LOT COSTING LESS THAN FIVE THOUSAND DOLLARS FOR THE RESIDENCE PROPER, NOT INCLUDING OUTHOUSES AND OTHER IMPROVEMENTS.

THAT NO GARAGE OR OTHER OUTBUILDING SHALL BE ERECTED ON SAID 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.

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

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

FIFTH - THAT NEITHER THE PREMISES NOR ANY PART THEREOF OF SAID 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