AND POSSESSED OF THE ABOVE DESCRIBED LAND; THAT THE AUTHORITY AS LEGAL AGENT OF THE UNITED STATES, IS DULY AUTHORIZED TO CONVEY THE SAME; THAT SAID LAND IS FREE AND CLEAR OF LIENS AND ENCUMBRANCES; AND THAT, SUBJECT ONLY TO SUCH EXCEPTIONS, CONDITIONS, RESTRICTIONS AND/OR LIMITATIONS AS MAY BE EXPRESSLY MENTIONED ABOVE, IT WILL WARRANT AND DEFEND THE TITLE THERETO AGAINST THE LAWFUL DEMANDS OF ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE UNITED STATES OF AMERICA, BUT NOT FURTHER OR OTHERWISE.

IN WITNESS WHEREOF, THE TENNESSEE VALLEY AUTHORITY, ACTING AS LEGAL AGENT OF THE UNITED STATES OF AMERICA, AND BEING DULY AUTHORIZED SO TO DO, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED, IN THE NAME OF THE UNITED STATES OF AMERICA, BY ITS AUTHORIZED OFFICERS, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS THE 15 DAY OF SEPTEMBER, 1945.

UNITED STATES OF AMERICA

(SEAL)

BY TENNESSEE VALLEY AUTHORITY, ITS LEGAL AGENT

ATTEST:

BY GEO. M. BAKER
CHIEF OF THE LAND DIVISION

JOHN RANDOLPH PERRY
ASSISTANT SECRETARY

STATE OF TENNESSEE )
)
COUNTY OF KNOX )

ON THE 15TH DAY OF SEPTEMBER, 1945, PERSONALLY APPEARED BEFORE ME GEO. M. BAKER AND JOHN RANDOLPH PERRY, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT THEY ARE CHIEF OF THE LAND DIVISION AND ASSISTANT SECRETARY, RESPECTIVELY, OF THE TENNESSEE VALLEY AUTHORITY, A CORPORATION, AND THAT THE SAEL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION, AS LEGAL AGENT FOR THE UNITED STATES OF AMERICA, BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND THE SAID GEO. M. BAKER AND JOHN RANDOLPH PERRY SEVERALLY ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION AND OF THE UNITED STATES OF AMERICA.

WITNESS MY HAND AND OFFICIAL SEAL AT KNOXVILLE, TENN., THIS THE DAY AND YEAR AFORESAID.

(SEAL)

HOKE LEE MYNATT
NOTARY PUBLIC

MY COMMISSION EXPIRES: JANUARY 16TH, 1949.

RECEIVED SEPTEMBER 21, 1945 AT 1;15 P.M.
0

Number 35395

Recorded September 24, 1945

Cumberland Development Company

to

Ivan Davis and wife, Westelle Davis

For and in consideration of the sum of ($720.00) Seven Hundred Twenty & No/100ths Dollars cash in hand paid by Ivan Davis and wife, Westelle Davis, the receipt of which is hereby acknowledged, Cumberland Development Company, a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto the said Ivan Davis and wife, Westelle Davis, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land situated in the 4th Civil District of Davidson County, Tennessee, and being Lots Nos. I8, I9, 20 and 2I in Block "C", on a Map entitled Subdivision Map 3, of the Life & Casualty Insurance Company property at Old Hickory, Davidson County, Tennessee, recorded in Book 974, Page II, Register's office of Davidson County, Tennessee:



Said Lot No. I8 fronts 60 feet on the northerly side of Becker Avenue and runs back between parallel lines I75 feet to a dead line, being 60 feet thereon.

Said Lots Nos. I9, 20 and 2I, front I92 feet on the northerly side of Park Circle, running back between parallel lines 203.3 feet on the easterly line and I24.4 feet on the westerly line to a dead line, and being I75 feet thereon.

Being part of the same property conveyed to Cumberland Development Company by deed from Life & Casualty Insurance Company, as of record in Book I003, page 5I, Register's Office for Davidson County, Tennessee.

Taxes for I945 to be assumed by the purchasers.

This conveyance is made subject to the following restrictions:

I. That all building erected on said land shall be of uniform distance from the property lines, which shall in no instance be nearer than twenty feet from said property lines.

2. That the premises and no part thereof shall be sold, aliened, conveyed or devised to any person of African blood or descent, and that no person 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 the said premises in the capacity of servants.

3. No dwelling shall be constructed at a cost of less than $I250.00.

4. The foregoing stipulations, covenants and conditions are and shall be binding and obligatory upon and shall be observed by the said grantees and heirs, devisees or assigns until the first day of January, I956. And it is expressly agreed that all and every of stipulations, covenants and conditions attach to and run with the land, and shall be binding and obligatory upon all and every person or persons, who now or thereafter own, possess, occupy and use said premises or any part thereof, or any building or structure thereon, under any tenure whatsoever.

Sewerage Restrictions: The sewerage rights by vitrue of sewer lines now on this property are not exclusive to the purchasers herein, but are hereby reserved for the common use of other dupontonia property with full right and privilege to make any connections thereto.

The purchasers are hereby extended the privilege of connecting with the water system of Dupontonia Water Company by four connections, the same being an one-half inch water connection, and the same is to be installed and used as provided in the Rules and Regulations of the Dupontonia Water Company.

And all installation expense is to be paid and assumed by the purchasers.

To have and To hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ivan Davis and wife, Westelle Davis, their heirs and assigns, forever.

And Cumberland Development Company does covenant with the said Ivan Davis and wife, Westelle Davis, that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

And Cumberland Development Company, does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Ivan Davis and wife, Westelle Davis, their heirs and assigns, against the lawful claims of all persons whomsoever.

In witness whereof, said Cumberland Development Company has caused its corporate name to be hereunto subscribed by W. L. Hailey, its President, and attested by John A.