DAVIDSON COUNTY WARRANTY DEED

Book No. 1334

IN WITNESS WHEREOF, THE SAID PROVIDENT MUTUAL LIFE INSU ANCE COMPANY OF PHIL ADELPHIA HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED THIS THIRTIETH DAY OF NOVEMBER 1945.

(SEAL) PROVIDENT MUTUAL LIFE INSU ANCE COMPANY
OF PHILADELPHIA
BYA.J. DAVIS,
VICE PRESIDENT
ATTEST: GEO D. WOOD,
ASSISTANT SECRETARY.

STATE OF PENNSYLVANIA
CITY AND COUNTY OF PHILADELPHIA

PERSONALLY APPEARED BEFORE ME HARRY M.WHITHAM, A NOTARY PUBLIC IN AND FOR THE STATE ANT COUNTY AFORESAID, A.J. DAVIS,ANT GEO D.WOOD, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON AFFIRMATION ACKNOWLEDGED THEMSELVES TO BE THE VICE PRESIDENT AND ASSISTANT SECRETARY,RESPECTIVELY OF THE PROVIDENT MUTUAL LIFE INSURANCE COMPANY OF PHILADELPHIA,THE BARGAINOR, A CORPORATION AND THAT THEY AS SUCH VICE PRESIDENT AND ASSISTANT SECRETARY, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY THE SAID A. J. DAVIS, AS SUCH VICE PRESIDENT AND BY AFFIXING ITS CORPORATE SEAL AND ATTESTING SAME BY THE SAID GEO D.WOOD,AS SUCH ASSISTANT SECRETARY.

WITNESS MY HAND AND NOTARIAL SEAL AT PHILADELPHIA PENNSYLVANIA THIS THIRTIETH DAY OF NOVEMBER 1945.

(SEAL)

HARRY M.WHITHAM
NOTARY PUBLIC

MY COMMISSION EXPIRES MARCH 5TH,1949

RECEIVED DECEMBER 8TH,1945. AT 10;05 A.M.

* *

VB

NUMBER 42791 RECORDED DECEMBER 11TH,1945.

ROYAL OAKS LAND CO.

A CORPORATION

TO

HARRY C. DEMETROS ET UX.

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, ROYAL OAKS LAND COMPANY, A TENN ESSEE, CORPORATION, HAS THIS DAY BARGAINED SOLD, TRANSFERRED AND CONVEYED AND BY THESE PRESENTS DOES HEREBY BARGAIN SELL TRANSFER AND CONVEY UNTO HARRY G. DEMETROS AND WIFE ETHEL LOUISE DEMETROS, A CERTAIN LOT OR PARCEL OF LAND IN THE 7TH CIVIL DISTRICT OF DAVIDSON COUNTY,TENNESSEE, DESCRIBED AS FOLLOWS;

BEING LOT NO.202 ON THE MAP OF ROYAL OAKS LAND COMPANY'S SUBDIVISION OF THE BAKER TRACT AS OF RECORD IN BOOK 421, PAGES 102 ,103,REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.202 FRONTS 202.5 FEET MORE OR LESS, ON THE EASTERLY MARGIN OF LYNWOOD BOULEVARD AND RUNS BACK BETWEEN LINES 347 FEET ON THE NORTH LINE ALONG THE SOUTH MARGIN OF 7TH STREET, AND 384 FEET,9 INCHES ON THE SOUTH LINE TO

DAVIDSON COUNTY WARRANTY DEED
Book No. 1334

THE WESTERLY MARGIN OF BRIGHTON AVENUE AND MEASURES 200 FEET ON THE WESTERLY MARGIN OF BRIGHTON AVE. AND BEING PART OF THE PROPERTY CONVEYED TO ROYAL OAKS LAND CO., BY DEED OF RECORD IN BOOK 467, PAGE 610, R.O.D.C. TENN.

THE AFORESAID LOT IS CONVEYED SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS, TO WIT;

1ST. THAT NO BILL- BOARD SHOP,STORE, FACTORY BUSINESS HOUSE, HOSPITAL ASYLUM, OR INSTITUTION OF LIKE OR KINDRED NATURE, AND NO CHARITABLE INSTITUTION ,SHALL BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED, BUT THE SAID PREMISES SHALL BE OCCUPIED AND USED FOR RESIDENCE PURPOSES ONLY, AND NOT OTHERWISE; AND,

2ND, THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED OR KEPT ON SAID LAND COSTING LESS THAN $7,500.00 UNDER REASONABLE ESTIMATE; AND,

3RD, THAT NO RESIDENCE OR DWELLING HOUSE, OR OTHER STRUCTURE SHALL BE ERECTED ON SAID LAND WHOLLY OR PARTLY WITHIN 70 FEET OF THE FRONT LINE OF THE STREET, OR AVENUE ON WHICH SAID LAND FRONTS; AND

4TH; THAT NO PRIVY SHALL BE BUILT IN SAID LAND EXCEPT IT BE LOCATED IN SOME BUILDING WHICH WILL CONCEAL ITS IDENTITY; AND,

5TH, THAT NO RESIDENCE SHALL BE BUILT ON A LOT FRONTING LESS THAN 100 FEET , AND SUCH RESIDENCE MUST FACE THE STREET ON WHICH THE LOT FRONTS; AND,

6TH; THAT NO SWINE SHALL BE KEPT ON SAID PREMISES, AND NO NUISANCE OF ANY KIND SHALL BE MAINTAINED OR ALLOWED THEREON, NOR ANY USE THEREOF MADE OR PERMITTED WHICH SHALL BE OBNOXIOUS TO HEALTH; AND,

7TH; THAT NEITHER SAID LAND NOR ANY PART THEREOF SHALL BE SOLD ALIENED, CONVEYED OR DEVISED TO ANY PERSON OR PERSONS 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 LESSEE, BUT THIS COVENANT DOES NOT PRECLUDE OR PROHIBIT PERSON OF AFRICAN BLOOD OR DESCENT FROM LIVING ON SAID LAND IN THE CAPACITY OF SERVANTS; AND,

8TH. THAT SAID CONVEYEE HEREIN SHALL HAVE THE RIGHT WITHIN THREE YEARS FROM DATE TO BUY ONE TAP ON WATER LINES OF THE ROYAL OAKS LAND COMPANY, FOR THE SUM OF $100.00 CASH AND THEY OR THEIR HEIRS AND ASSIGNS, SHALL PAY A PUMPING CHARGE OF $1.00 PER MONTH ON EACH TAP TO THE HILLSBORO WATER COMPANY, ITS SUCCESSORS, OR ASSIGNS, IN ACCORD WITH A CONTRACT ENTERED INTO BY AND BETWEEN THE J.L.WEBB PIPE LINE COMPANY AND THE ROYAL OAKS LAND COMPANY DATED JULY 22, 1933, AND REGISTERED IN BOOK 924, PAGE 24 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE, TO WHICH REFERENCE IS MADE,AND

9TH; THE FOREGOING EIGHT STIPULATIONS, COVENANTS AND CONDITIONS SHALL ATTACH TO AND RUN WITH THE LAND AND SHALL BE BINDING AND OBLIGATORY UPON ALL AND EVERY PERSON OR PERSONS WHO MAY NOW OR HEREAFTER OWN, POSSESS , OCCUPY, OR USE THE SAID PREMISES OR ANY PART THEREOF, OR ANY BUILDING OR STRUCTURE THEREON UNDER ANY TENURE WHATSOEVER, FOR THE PERIOD OF THIRTY YEARS FROM THE DATE HEREOF; AND

10TH; THIS CONVEYANCE IS SUBJECT TO THE EASEMENT FOR WATER MAINS, ETC, AS SET OUT IN AGREEMENT WITH BELLE MEADE COMPANY OF RECORD IN BOOK 613, PAGE 404, AND EASEMENT FOR WATER MAINS, ETC, AS SET OUT IN AGREEMENT WITH J.L.WEBB, PIPE LINE COMPANY OF RECORD IN BOOK 924, PAGE 24, REGISTER'S