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FOR AND IN CONSIDERATION of the sum of FIVE ($5.00) DOLLARS cash, and other valuable considerations, the receipt of all of which is hereby acknowledged, I, Roger B. Moseley, as Trustee, have bargained and sold and do hereby transfer and convey unto Clarence Andrew Brown and wife Pearl Dillon Brown, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, in the 7th, formerly the IIth Civil District of said County, more particularly described as follows:

DESCRIPTION:

Being Lot No. 35 on the Map of Leonte Subdivision, not of record, and described according to a copy of a survey thereof made by W. B. Southgate, Surveyor, in December, 1936 and March, 1938, as follows:

> Beginning at a point in the south margin of Woodmont Boulevard 700 feet east of the easterly margin of the Granny White Pike at the corner of Lots Nos. 34 and 35; thence with the line between said lots, southerly 192 feet to a point at the corner of said lots and Lots 48 and 49; thence with the line between Lots 35 and 48, easterly 100 feet to the corner of said lots and of Lots Nos. 36 and 47; thence with the line between Lots 35 and 36, northerly 190 feet to the south margin of Woodmont Avenue; thence with the margin of the same, westerly 100 feet to the beginning.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clarence Andrew Brown and wife Pearl Dillon Brown, their heirs and assigns, forever in fee simple, subject however, to the following agreements and covenants, which are hereby made a part of the consideration and terms of this conveyance, to-wit:

(1) No shop, store, factory, saloon or business house shall be erected or maintained on the premises herein conveyed, but said premises shall be occupied and used for residence purpose only.

(2) No residence, dwelling house, garage, or other outhouses shall be built on said land partly or wholly within 65 feet of Woodmont Avenue, nor within 5 feet of either of the side lines bounding the property herein conveyed.

(3) Nor shall the premises herein conveyed be sold or devised to any person or persons of African blood or descent and no person or persons of African blood or

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