K 1432

D E E D

FOR AND IN CONSIDERATION of the sum or sums hereinafter mentioned and set out, paid and to be paid by ROBERT L. GWINN and wife, ELIZABETH H. GWINN (hereinafter called Grantees) as follows:

----------TWO THOUSAND AND NO/100 ($2000.00) DOLLARS, paid and to be paid as follows:

$700.00 cash. For the balance of $1300.00, the Grantees have executed and delivered three promissory notes of even date herewith payable to the order of the Grantor in the sum of $1300.00 with interest at the rate of five per cent per annum until paid: The first in the amount of $500.00 is due on or before September 1, 1947; the second in the amount of $400.00 is due on or before September 1, 1948; the third in the amount of $400.00 is due on or before September 1, 1949, and for the security of the payment of said deferred purchase price, a vendor's lien is herein and hereby expressly retained on the property hereinafter conveyed, and as further consideration of the grant and conveyance of the within described property, Grantees, for themselves and their heirs and assigns, covenant and agree that during Life of Grantor, and for a period of fifteen (15) years thereafter, that no part of said property shall be sold, conveyed or transferred to another without the written consent of the Grantor be first obtained, unless and except Grantee first offer said property to Grantor, and after her death to her heirs and assigns, at the same price and on the same terms as offered to proposed purchaser, and in the event such offer is refused, then Grantees may convey such property on terms not less favorable than those offered Grantor, her heirs and assigns; I, Laura Lea Robertson, a widow (hereinafter called Grantor), have bargained and sold and do hereby transfer and convey unto the said Grantee, the following described tract or parcel of land, lying and being in the Seventh Civil District of the County of Davidson and State of Tennessee to wit:

Being Lot No. 1 of Block "C" on the map of the First Addition to Gateway Acres, a part of the Overton Lea Estates, described according to a survey made by Blanchard & Parrish, Engineers, May 1, 1941, as follows:

Beginning on the easterly margin of Clendenin Road, the corner of lots Nos. 1 and 2; thence with the line between said two lots, south 82° 54' east 244.3 feet; thence north 8° 14' east 233.6 feet to the southerly margin of Stonewall Drive, formerly Oakwood Lane; thence with said Drive, westwardly 53.1 feet, continuing with said Drive westwardly 174.8 feet to the beginning of a curve; thence around said curve in a southwesterly direction to the easterly margin of Clendenin Road; thence with said Road, southwardly 206.9 feet to the beginning, containing 1.36 acres, more or less.

Being part of the property devised to Laura Lea Robertson by will of Mrs. Ella Lea, deceased, as of record in Will Book 52, page 1, County Court.

Taxes for the year 1946 to be pro-rated as of date of deed.

Grantees agree that in order to maintain a high standard of residential beauty at Lealand, they will install a stoker or some other smoke saving device, will allow their plans for construction of their house to be reviewed by Lealand's board of architects and will carefully read and abide by all of Lealand's restrictions.

The Grantor agrees to furnish one three-quarter inch water tap for the above described property without additional charge.

J. P Wilson Nov. 1 1947. Third National Bk by M S Hargrove V.P.

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