K 1471

D E E D

FOR AND IN CONSIDERATION of the sum of FIVE ($5.00) DOLLARS, cash in hand, and other valuable considerations, paid by BERNARD A. McDERMOTT AND WIFE, MIRIAM J. McDERMOTT (hereinafter called Grantees), receipt of which is hereby acknowledged, and as further consideration of this grant and conveyance of the herein described property, the Grantees, for themselves, their heirs and assigns, covenant and agree that, during the life of Mrs. Laura Lea Robertson, the original Grantor, and for a period of fifteen (15) years thereafter, no part of said property shall be sold, conveyed or transferred to another without the written consent of Mrs. Laura Lea Robertson be first obtained, unless and except Grantees first offer said property to Mrs. Laura Lea Robertson, 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, in writing, refused, then Grantees may convey such property on terms not less favorable than those offered Mrs. Laura Lea Robertson, her heirs and assigns; and as a further consideration for this grant and conveyance, the Grantees, for themselves, their heirs and assigns, covenant and agree not to construct any dwelling on said property with less than 1400 square feet of floor space if only one story high or if a one and one-half or two story dwelling then not less than 1000 square feet of floor space on the first or ground floor;

We, GEORGE BAKER HUBBARD AND WIFE, ELIZABETH B. HUBBARD, (hereinafter called Grantors) have bargained and sold and do hereby transfer and convey unto the said Grantees, their heirs and assigns, a certain tract or parcel of land lying and being in the Seventh Civil District of the County of Davidson, State of Tennessee, more particularly described as follows:

> Being Lot No. 34 on the Map of the Second Addition to Gateway Acres, described according to a survey made by Blanchard & Farrish, Inc. Engrs, April 15, 1941, as follows:
> Beginning on the easterly margin of Lealand, formerly Glendale Lane at the common corner of Lots Nos. 33 and 34; thence with the line between said two lots, eastwardly 556.5 feet to the westerly margin of Kirkman Lane; thence with the westerly margin of said Lane, northwardly 200 feet to the common corner of Lots Nos. 34 and 35; thence with the line between said two lots, westwardly 559.2 feet to the easterly margin of Lealand Lane; thence with the easterly margin of said Lane, southwardly 200 feet to the beginning.
> Being the same property conveyed to George Baker Hubbard and wife, Elizabeth B. Hubbard by deed from Laura Lea Robertson of record in Book 1318 , Page 466, Register's Office for said County.

Taxes for the year 1947 to be paid by the Grantees.

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 who will carefully read and advise by a lot of Lealand's restrictions.

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