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WARRANTY DEED

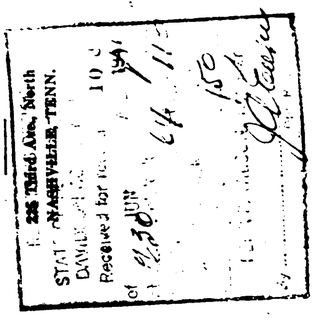
FROM

A. J. Reich et ux

TO

Bettie Britt Kerrigan

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles



Form 102—Tobey Pig. Co.

For and in Consideration of the sum of 8,000.00 00/100 ---------- DOLLARS

------Eight Thousand Dollars & ----------

Cash in hand paid, the receipt of which is hereby acknowledged.

The Grantees herein assume and agree to pay 1947 taxes.

We, A. J. Reich and wife, Clara M. Reich have bargained and sold, and by these presents do transfer and convey unto the said

Bettie Britt Kerrigan

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

"Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being the northerly part of Tract No. 2 on the plat showing subdivision of the J. H. Northern Farm, as of record in Book 1130, page 48, Register's Office for said County, described according to a survey made by H. B. Fowlkes, Surveyor, May 1947, as follows:
Beginning at a point in the center of Chickering Pike, or Belle Meade Pike, at the corner of Tracts 2 and 3, 1821 feet northerly from the Northerly margin of Old Hickory Boulevard, said point being the southwest corner of a tract owned by Mrs. Crawford; thence with the line between said Tracts Nos. 2 and 3 and the southern boundary line of said Crawford Property, South 85 deg. 45' East 1023.8 feet to a rock in the western boundary line of a tract of land owned by Mrs. Ed Sawyer; thence with Sawyer's western boundary line, South 2 deg. 30' West 255 feet to a stake; thence North 86 deg. 17' West 1043.5 feet to a point in the center of said Chickering Pike; thence with the center of said Pike, North 7 deg. 52' East 275 feet to the beginning, containing 6.41 acres, more or less.
Being part of the property conveyed to A. J. Reich and wife, Clara M. Reich by deed from Murry M. Northern and wife, of record in Book 1345, page 515, said Register's Office."
RESTRICTIONS:--For a period of twenty-five years from and after the date of this instrument the following restrictive covenants shall be covenants running with the land herein conveyed, and shall be binding upon all subsequent owners thereof, and shall inure to the benefit of any owner of the land hereinconveyed:
(1) No residence of one floor plan shall be erected upon the premises with less than eight (8) rooms, exclusive of baths, halls, closets and basement. No residence of more than one floor plan shall be erected upon the premises with less than nine (9) rooms, of which at least six (6) shall be on the first floor, exclusive of baths, halls, closets and basement.
(2) No residence or building of any description shall be erected within five hundred (500) feet of Chickering Pike, sometimes called Belle Meade Pike or Page Road.
(3) No lot will be sold on Chickering Pike with a frontage of less than two hundred (200) feet on that pike, sometimes called Belle Meade Pike or Page Road.
(4) No part of the property can be conveyed to any person or persons of African descent. This provision, however, shall not prevent such persons living on the property in the capacity of servants.
(5) No part of the property conveyed shall be used other than for residential purposes.
The restrictive covenants hereinabove set forth shall be referred to in, and become a part of any instrument conveying title to any portion of the property conveyed to A. J. Reich and wife, Clara M. Reich, by deed from Murry M. Northern and wife, of record in Book 1345, page 515, Register's Office for Davidson County, Tennessee, and shall

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