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WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

TEN AND NO/100 - DOLLARS

cash in hand paid by Harold Lapidus and wife, Lillian G. Lapidus, and for other good and valuable considerations, the receipt of which is hereby acknowledged, Royal Oaks Land Company, a Tennessee Corporation, does has bargained and sold, and by these presents do transfer and convey unto the said Harold Lapidus and wife, Lillian G. Lapidus, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. "B" on the unrecorded plan of a Resubdivision of Lots Nos. 212 and 213 in Royal Oaks Land Company's Subdivision as of record in Book 421, page 103, Register's Office for said County, and said Lot No. "B" being part of Lots Nos. 212 and 213 on said plan and described as follows:

Beginning in the east margin of Lynwood Boulevard at an iron pin, the common corners of Lots Nos. A and B of said resubdivision, said point being also south 1° 30' West 125 feet from a concrete monument at the northwest corner of the original Lot No. 212 of said Royal Oaks Land Company's Subdivision; thence along the line between said Lots A and B south 87° east 300 feet to an iron pin in the west line of Lot No. D in said resubdivision; thence along the west line of said Lot D, south 1° 30' West 125 feet to an iron pin at the corner of Lots B and C; thence with the line between said lots north 87° west 314.6 feet to an iron pin in the east margin of Lynwood Boulevard; thence along the east margin of said Boulevard northerly 103 feet to a point and continuing with the margin of said Boulevard northerly 23 feet to the beginning.

Being part of the property conveyed to Royal Oaks Land Company by deed from S. Lieberman et al, Trustees, of record in Book 467, page 610, Register's Office for said County.

The above described property is conveyed subject to the following restrictive covenants:

(See copy attached hereto)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harold Lapidus and wife, Lillian G. Lapidus, their heirs and assigns, forever.

And Royal Oaks Land Company, a Tennessee Corporation, does covenant with the said Harold Lapidus and wife, Lillian G. Lapidus, that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

And Royal Oaks Land Company, a Tennessee Corporation, does further covenant and bind itself and representatives, to warrant and forever defend the title to the said land to the said Harold Lapidus and wife, Lillian G. Lapidus, their heirs and assigns against the lawful claims of all persons, whomsoever.

This 30th day of October, 1947.

ROYAL OAKS LAND COMPANY

Attest: Rose B. Martin
Rose B. Martin, Secretary

By: A. M. Loveman
A. M. Loveman, Vice-president

1. 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

2. That no residence or dwelling house shall be erected or kept on said land costing less than $7,500.00 under reasonable estimate; and

3. 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

4. That no privy shall be built on said land except it be located in some building which will conceal its identity, and all outbuildings on corner lots shall be built on the inside and back lines of the said property; and

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