WARRANTY DEED

Published by Tennessee Title Company

For and in consideration of the sum of $ 5.00 (Five and No/100)-and other valuable considerations - DOLLARS

Cash to us in hand paid, the receipt of which is here by acknowledged, we, JamesF. Akin, Jr. and wife, Charlotte Richbourg Akin,

have bargained and sold, and by these presents do transfer and convey unto the said Charles E. Brown and wife, Margaret Marie Brown, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lots 44, 45, 46, and 47 of Block "A" on the Map of Lowell Place, of record in Book 974, page 61, Register's Office for said County; Said lots adjoin and front together 100 feet on the westerly side of Hillcrest Drive and run back 166 feet on the south line of Lot 47, and 196 feet and 6 inches on the north line of Lot 44, to a dead line in the rear, which is a broken line, on which they measure 103 feet 6 inches more or less.

Being the same property conveyed to James F. Akin, Jr. and wife, Charlotte Richbourg Akin by Deed from Thomas A Harvey and wife, Prebble Harvey, of record in Book 1471, page 133, Said Register's Office.

Said property also being subject to the following restrictive covenants; Restrictive covenants contained in the Deed from Homeland, Inc. to Thomas A. Harvey and wife, dated March 23, 1946, of record in Book 1217, page 375, R.O.D.C., Tenn,. as follows;

(a) No part of said lot or lots on any interest there is shall be given, loaned, rented, or leased, encumbered, devesed or conveyed to any person either of negro blood or not of the white race, but this condition shall not prevent the housing of servants actually employed on the premises of sutiable quarters.

(b) No dwelling house shall be constructed on the front building line of said property at a cost of less than $2,000.00. No residences shall, including its porches or other projections, shall be erected on said lot, or lots, nearer than fifty feet from the front property line. All residences shall front on the street on which said lot fronts. No building shall be located nearer than 5 feet to any sidelot line, except that side line restrictions shall not apply to adetached garage or other outbuildings located 50 feet or more from front lot line.

RESTRICTIONS EXPIRE JANUARY 1, 1962

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles E. Brown and wife, Margaret Marie Brown their heirs and assigns, forever.

And we do covenant with the said Charles E. Brown and wife, Margaret Marie Brown that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, James F. Akin and wife, Charlotte Richourg Akin do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles E. Brown and wife, Margaget Marie Brosn their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand on this 19 day of November 1947.

James F. Akin, Jr.
Charlotte Richbourg Akin

[redacted]

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lester C. Anderson, a Notary Public in and for said County and State, the within named James F. Akin, Jr. and wife Charlotte Richourg Akin

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19 day of November 1947

Commission expires My Commission Expires OCT. 8, 1950

Lester C. Anderson
Notary Public