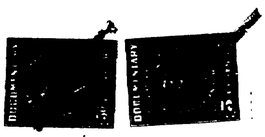
WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ ($500.00)

- - - - - -FIVE HUNDRED - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by C. L. Ferrell and wife Pauline Ferrell, receipt of which is hereby acknowledged, we, Guy Tucker and wife Margaret F. Tucker



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

A certain tract or parcel of land situated in the 4th Civil District of Davidson County, Tennessee, and being Lot no. 12 in block "B" on a Map entitled Subdivision Map 3, of the Life & Casualty Insurance Company property at Old Hickory, Davidson County, Tennessee, recorded in Book 974, Page 11, R. O. D. C., Tenn. Said Lot fronts 60 feet on the north side of Park Circle and runs between parallell lines 165 feet to a dead line, being 60 feet thereon, and being part of the same property conveyed to Cumberland Development Company by deed from Life & Casualty Insurance Company, as of record in Book 1003, Page 51, Register's Office.

This conveyance is made subject to the following restrictions:

1. That all buildings erected on said land shall be of uniform distance from the property lines, which shall in no instance be nearer than twenty feet from said property lines.

2. That the premises and no part thereof shall be sold, aliened, conveyed or devised to any person of African blood or descent, and that no person of African blood or descent shall own or acquire title thereto, either in fee or otherwise, or as tenants or lessees, but this covenant does not preclude or prohibit persons of African blood or descent from living on the said premises in the capacity as servants.

3. No dwelling shall be constructed at a cost of less than $1,250.00.

4. The foregoing stipulations, convenants and conditions are and shall be binding and obligatory upon and shall be observed by the said grantees and heirs, devisees or assigns, until the first day of January 1956. And it is expressly agreed that all and every of said stipulations, covenants and conditions attach to and run with the land, and shall be binding and obligatory upon all and every person or persons, who now or thereafter own, possess, occupy and use said premises or any part thereof, or any building or structure thereon, under any tenure whatsoever.

Sewerage Restrictions: The sewerage rights by virtue of sewer lines now on this property are not exclusive to the purchasers herein, but are hereby reserved for the common use of other Dupontonia property with full right and privilege to make any connections thereto.

The purchaser is hereby extended the privilege of connecting with the water system of Dupontonia Water Company by one one-half inch connection, the same to be installed and used as provided in the Rules and Regulations of the Dupontonia Water Company. And all installation expense is to be paid and assumed by the purchaser.