WARRANTY DEED

FROM

Jackson Realty Company, Inc.

TO

Gladys Phillips

The Guaranty Title Co.

Titles Guaranteed

Abstracts of Titles

225 Third Ave., North
NASHVILLE, TENN.

137 66 P 392

.75

For and in Consideration of the sum of --

Two Thousand ($2,000.00) and no/100 - DOLLARS

cash in hand paid by Gladys Phillips, the receipt of which is hereby acknowledged.

JACKSON REALTY COMPANY, INC., a corporation organized and existing under the laws of the State of Tennessee, with its principal office at Nashville

------------------------ have bargained and sold, and by these presents do transfer and convey unto the said

Gladys Phillips, her

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

Being lot No. 11 of Block "H" on the plan of Jackson Park, Section 3, not of record, described according to a survey made by W. B. Southgate, Surveyor, in 1930, as follows:
Beginning on the southerly margin of Windingway at the common corner of lots Nos. 10 and 11, said beginning point is also 110 feet east of lot 8, Block "H" on the Plan of Jackson Park, Section 2, as of record in book 843, page 21, Register's Office for said County; thence with the line between lots 10 and 11, southeastwardly 250 feet; thence eastwardly 100 feet to the corner of lots Nos. 11 and 12; thence with the line between said lots, northwardly 305 feet to the southerly margin of Windingway; thence with the southerly margin of said Road, westwardly 200 feet to the beginning. Being part of the property conveyed to Jackson Realty Company, Inc., by deed from Newman Cheek and wife, of record in book 846, page 702, Register's Office for said County.

This property is conveyed subject to the following restrictions, which are hereby declared to be covenants running with the land and shall be binding upon all subsequent purchasers and owners thereof, until May 1, 1950.

First: The lots in said subdivision (Section Three) shall be used only for residences for dwelling purposes.

Second: The residences so constructed on said lots shall be built as far back as the building line as shown on the plat of Section Three, Jackson Park, unrecorded plan, and no part of any residence or the porch to same shall be across or in front of said building line. No residence shall be built on any lot in this block in said subdivision Section Three, to cost less than $6,000.00. All residences in Section Three of said subdivision shall be of brick or brick veneer or stone. No business house shall be constructed in Section Three of said subdivision. No outhouse shall be constructed until after the residence shall have been partly constructed or built within 150 feet of the street line and no signs shall be placed on any vacant or unimproved lot.

Third: The right is reserved to cut the grass and weeds and clean up the lots in said subdivision.

Fourth: None of the lots in said subdivision shall be sold to, leased to, or owned by persons of Negro or African descent.