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WARRANTY DEED

FROM Jackson Realty Company, Inc.

TO John B. Comer et ux.

The Guaranty Title Co.



REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of MAY A.D. 1948 at 11 o'clock
Noted in Book 66 Page 239
Recorded in Book Page
Recording Fee $1.75
FELIX Z. WILSON, Register
By M. McAnnally D.C.

For and in Consideration of the sum of

Five ($5.00) and no/100- DOLLARS

cash in hand paid by John B. Comer and wife, Lillian Comer, 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, has

bargained and sold, and by these presents do transfer and convey unto the said John B. Comer and wife, Lillian Comer, their

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

Being the northeasterly part of lot No. 1 of Block "I" on the plan of Jackson Park, Section No. 3, not of record, described according to a survey made by W. B. Southgate, Surveyor, ____1930, as follows:
Beginning on the southerly margin of Winding Way at a point 500 feet west of the westerly margin of Brush Hill Road, being the corner of lots Nos. 1 and 2; thence with the line between said two lots, southwardly 190 feet to the southwest corner of said lot No. 2; thence westwardly, with the southerly line of said lot No. 2, if extended, 20 feet; thence northwardly 185 feet, more or less, to the southerly margin of Winding Way; thence with the same, eastwardly 20 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 conveyance is conveyed subject to the following restrictions:

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, stone or stucco. No

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.

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