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 Victor H. Nielsen and wife, Margaret M. Nielsen, receipt of which is hereby acknowledged, and other good and valuable considerations,

Royal Oaks Land Company, a Tennessee corporation,

have bargained and sold, and by these presents do transfer and convey unto the said Victor H. Nielsen and wife, Margaret R. Nielsen,

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

Being the southerly 50 feet of Lot No. 9 and all of Lots Nos. 11 and 13, on the Plan of a Resubdivision of Royal Oaks, Section "A", as of record in Book 1424, page 55, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Royal Oaks Place, at the southeast corner of the property conveyed to John N. Pella and wife by deed from Royal Oaks Land Company, of record in Book 1560, page 456, said Register's Office; thence westerly along Pella's southerly line 225 feet to a point in the westerly boundary line of Section "A" of said Resubdivision, Pella's southwest corner; thence south 4° 30' west 101.3 feet; thence south 57° 30' east 147 feet to a point; thence south 40° 30' west 207.1 feet; thence south 56° 17' east 236 feet, south 85° 30' east 8.6 feet to a point in the westerly margin of Royal Oaks Avenue; thence northerly with the westerly margin of Royal Oaks Avenue, or Place, 451.9 feet to the point of 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, said Register's Office.

The above described property is conveyed subject to restrictive covenants, a copy of which is 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 Victor H. Nielsen and wife, Margaret M. Nielsen,

their heirs and assigns, forever.

And, Royal Oaks Land Company, a corporation aforesaid, does covenant with the said Victor H. Nielsen and wife, Margaret R. Nielsen

that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except by 1948 taxes, which the grantees herein assume and agree to pay.

And Royal Oaks Land Company, a corporation, does

further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Victor H. Nielsen and wife, Margaret R. Nielsen

their heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS this 11thday of June, 1948.

Attest: Andrew B. Martin
Andrew B. Martin, Secretary

ROYAL OAKS LAND COMPANY

By A. M. Loveman
A. M. Loveman, Vice-President

RESTRICTIONS

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

5. That no residence shall be built on lots fronting less than 100 feet and such residence must face the street on which the lot fronts with the exception of corner lots in which case the residence may face the side street; except Lot No. 7 which is restricted to one residence; and