For the consideration hereinafter set out the undersigned JESSIE JORDAN HUNT, has this day bargained and sold and by these presents does hereby sell, transfer and convey unto John A.Goehring and wife, Juliet Goehring and to their heirs and assigns the following described real estate situated in the eleventh, formerly the eighteenth Civil District of Davidson County, Tennessee,to-wit:

Being all of lot numbered eight (8) in Section A, in Broadmoor, said lot fronts 65 feet on the South line of Gwynn Drive, and runs back between parallel lines, 150 feet to a dead line; being the same property conveyed to Jessie Jordan Hunt by deed from Citizens Realty Company, of record in book 1181, page 40, in Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described real estate unto the said John A. Goehring and wife, Juliet Goehring, their heirs and assigns forever, in fee simple. The above named grantor covenants with John A. Goehring and wife, Juliet Goehring, that she is lawfully seized and possessed of said real estate; that she has a good and legal right to sell and convey same, and that it is unemcumbered, except taxes for the year 1948 and thereafter, which said John A. Goehring and wife, Juliet Goehring assume and agree to pay. Said grantor further covenants with the said John A. Goehring and wife, Juliet Goehring that she will forever warrant and defend the title to said real estate above described, against the lawful claims of all persons, whomsoever. However, the use and occupation of said premises are restricted as next herein set out.

It is expressly covenanted and agreed by and between the grantor and said John A. Goehring and wife, Juliet Goehring as follows:

(1) That all buildings erected or placed upon said premises shall be placed and set back not less than thirty (30) feet from the street line, provided that steps, windows, porticos and other projections appurtenant thereto may be within said distance.

(2) That there shall not be erected upon any portion of said premises any building costing less than Six Thousand ($6000.00) Dollars and restricted to residences only, and not otherwise or for any other use or purpose. There shall not be erected on said lot any residence other than a single family dwelling constructed of brick or stone costing less than Ten Thousand ($10,000.00) Dollars.

(3) That neither the premises nor any part thereof shall be sold, alienated, conveyed or devised to any person or persons of African blood or descent, and that no persons of African blood or descent shall own or acquire title thereunto either in fee or otherwise, but this conveyance does not preclude or prohibit persons of African blood or descent from living on said premises in the capacity of servants.

(4) That neither the premises nor any part thereof shall be sold, alienated, conveyed or devised to any person or persons for the purpose of and no person or persons shall use the same for the purpose of selling liquors, beers or wine or conducting a saloon, gambling house or any house for immoral purposes, or for the maintenance of any nuisance whatsoever, thereon.

The foregoing four stipulations, covenants, conditions and restrictions, are and shall be binding and obligatory upon and shall be observed by said John A. Goehring and wife Juliet Goehring, their heirs and assigns until the first day of January, 1953. And it is hereby expressly agreed that all and every such stipulation, covenant, condition and restriction shall attach to and run with the land and shall be binding and obligatory upon every person or persons who may now or hereafter own, possess, occupy or use said premises, or for any part thereof, or any building or structure thereon, under any tenure whatsoever.

