For and in consideration of the sum of Ten Dollars ($10.00), and other valuable considerations, I, C. C. Carson, Trustee, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiaries and his successors, have bargained and sold, and by these presents do transfer and convey unto the said Edward E. Young and wife, Alyce Saylor Young, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of the easterly part of a 30.87 acre tract on the plan of Roser Heights Subdivision at Brentwood, Tenn., as of record in Book 332, page 146, Register's Office for said County, described according to a survey made by John M. Sullivan, County Surveyor, August 6, 1948, as follows:



Beginning at a point on the westerly margin of Howard Boulevard at the northeast corner of Lot No. 18; thence with the westerly margin of said Boulevard, north 21° 53' east 119.6 feet to a point in the western boundary line of the Tony Sudekum Estate; thence with said line, north 1° 35' east 380.5 feet to a point; thence north 84° 44' west 454.1 feet to a point; thence south 2° 07' west 530.5 feet to the northwest corner of Roser Avenue; thence south 89° 38' east, with the northern boundary line of said Lot No. 18, in all 417 feet to the beginning, containing 5.3 acres, more or less, and being part of the same property conveyed to C. C. Carson, Trustee, by deed of S. P. DeVault and wife, Helen M. DeVault, of record in Book 1236, page 433, R.O.D.C., Tenn.



There is excluded from this conveyance and reserved as a right-of-way, a strip of gound 30 feet wide, parallel with the westerly line of the property herein conveyed, said strip being co-extensive with the width of Roser Avenue, and there is also excluded from this conveyance and reserved as a right-of-way, a strip of ground 30 feet wide, beginning at a point in the northerly line of the tract herein conveyed and running south parallel with the easterly line of the tract herein conveyed to a point in the northwest margin of Howard Blvd.; said rights-of-way, as hereinabove reserved, to be for the use and benefit of ingress and egress to the present or any future owner of the 5.4 acre tract immediately adjoining on the north the tract herein conveyed.

The above described property is conveyed subject to the restrictive covenants contained in deed from S. P. DeVault and wife, Helen M. DeVault, dated May 9, 1938, or record in book 1046, page 425, Register's Office for Davidson County, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edward E. Young and wife, Alyce Saylor Young, their heirs and assigns, forever.

And I, C. C. Carson, Trustee, do covenant with the said Edward E. Young and wife, Alyce Saylor Young, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1948 taxes, which are assumed by the purchaser.

And I, C. C. Carson, Trustee, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to