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For and in consideration of the sum of $300.00
Three Hundred and No/100 ---------- DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged,

Homeland, Inc., a corporation, organized and existing under the laws of the State of Tennessee

has bargained and sold, and by these presents do transfer and convey unto the said James L. Jones and wife, Mildred Lee Jones, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being lot No. 6 of Block GG on the Map of Fairview Subdivision, as of record in book 1130, page 54, Register's Office for said County. Said lot No. 6 fronts 50 feet on the southerly side of Fairview Drive and runs back between parallel lines 150 feet to a dead line.

Being part of the property conveyed to Homeland, Inc., by deed from W. Raymond Denney, Trustee, of record in book 1255, page 453, said Register's Office.

The property is sold and conveyed subject to the following restrictions:

That the premises and no part thereof shall be sold, aliened, conveyed or devised to any person of African blood or descent and that no person of African blood or descent shall own or acquire title there to either in fee or otherwise, or as tenants or lessees, but this conveyance does not preclude or prohibit persons of African blood or descent from living on the said premises in the capacity of servants.

No dwelling house shall be constructed on lots fronting on Highway No. 112 herein at a cost of less than $3,000, on all other lots the cost shall not be less than $2,000. No dwelling house shall be erected on lots fronting on Highway No. 112 herein within 70 feet of the westerly margin or line of State Highway No. 112. On all other lots, no dwelling shall be erected within 50 feet of the front lot line.

The foregoing stipulations, covenants and conditions are and shall be binding and obligatory upon and shall be observed by the said grantees, their heirs, devisees or assigns until the first day of Nauary

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The foregoing stipulations, covenants and conditions are and shall be binding and obligatory upon and shall be observed by the said grantees, their heirs, devisees or assigns until the first day of January, 1956, and every of said stipylations, covenants and conditions attach to and run with the land and shall be binding and obligatory upon every person or persons who now or thereafter own, possess, occupy and use said premises or any part thereof or any building or structure thereon under any tenure whatsoever.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James L. Jones and wife, Mildred Lee Jones, their heirs and assigns, forever.

And Homeland, Inc. does covenant with the said James L. Jones and wife, Mildred Lee Jones 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 taxes for 1946 and subsequent years, which the grantees assume

And Homeland, Inc. does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said James L. Jones and wife, Mildred Lee Jones, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24th day of Sept., 1948

ATTEST W. H. Yarbrough
W. H. Yarbrough, Sec. Treas.

HOMELAND, INC.
BY W. L. Hailey
W. L. Hailey, President

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