K 1711

For and in consideration of the sum of $850.00

EIGHT HUNDRED FIFTY and no/100 - - - - - - - - - - DOLLARS

Cash in hand, paid, by Johnnie F. Bates and wife, Nona G. Bates, the receipt of which is hereby acknowledged,

we, Robert C. Chaffin and wife, Dell T. Chaffin

have bargained and sold, and by these presents do transfer and convey unto the said Johnnie F. Bates and wife, Nona G. Bates

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

A certain tract or parcel of land situated in the 4th Civil District of Davidson County, Tennessee and being more particularly described as follows:

Being Lot No. 13 in Block "C", on a Map entitled Subdivision Map 3, of the Life & Casualty Insurance Company property at Old Hickory, Davidson County, Tennessee, recorded in Book 974, Page 11, R. O. D. C. Tenn. Said lot No. 13 fronts 60 feet on the northerly side of Becker Avenue and runs back between parallell lines 175 feet to a dead line, being 60 feet thereon, and being part of the same property conveyed to Cumberland Development Company by deed from Life & Casualty Insurance Company, as of record in Book 1003, page 51, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following restrictions:

1. That all buildings erected on said land shall be of uniform distance from the property lines, which shall in no instance be nearer than twenty feet from said property lines.

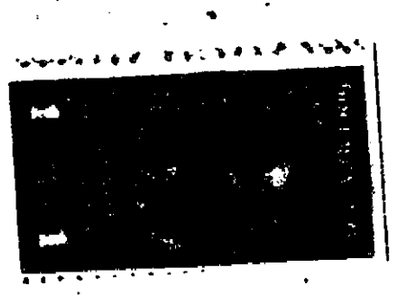
2. That the premises and no part thereof shall be sold, assigned, conveyed or devised to any person of African blood or descent, and that no person of African blood or descent shall own or acquire title thereto, either in fee or otherwise, or as tenants or lessees, but this covenant does not preclude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

3. No dwelling shall be constructed at a cost of less than $1250.00.

4. The foregoing stipulations, covenants and conditions are and shall be binding and obligatory upon and shall be observed by the said grantees and heirs, devisees or assigns, until the first day of January, 1956. And it is expressly agreed that all and every of said stipulations, covenants and conditions attach to and run with the land, and shall be binding and obligatory upon all and 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.

Sewerage Restrictions: The sewerage rights by virtue of sewer lines now on this property are not exclusive to the purchasers herein, but are hereby reserved for the common use of other Dupontonia property with full right and privilege to make any connections thereto.

The purchaser is hereby extended the privilege of connecting with the water system of Dupontonia Water Company by 1 connection, the same being an one-half inch water connection, and the same is to be installed and used as provided in the Rules and Regulations of the Dupontonia Water Company. And all installation expense is to be paid and assumed by the purchaser.





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