WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY TWO HUNDRED FIFTY AND NO/100 ($2250.00) DOLLARS cash in hand paid by Kennard W. Tarkington and wife, Louise Holt Tarkington, (hereinafter called Grantees), to Harold H. Watrous and wife, Tommie S. Watrous, the receipt of which is hereby acknowledged, and as a further consideration of this grant and conveyance of the herein described property, the Grantees for themselves, their heirs and assigns, covenant and agree that for a period of fifteen (15) years from and after June 21, 1947, no part of said property shall be sold, conveyed or transferred to another without the written consent of F. N. McNeill, Jr., Trustee under the will of Laura Lea Robertson, deceased, his successors or assigns, be first obtained, unless and except Grantees first offer said property to F. N. McNeill, Jr., Trustee, or his successor trustee, at the same price and on the same terms as offered to a proposed purchaser, and in the event such offer is, in writing refused, the Grantee may then convey said property on terms not less favorable than those offered F. N. McNeill, Jr., Trustee, or his successor trustee; and as a further consideration for this grant and conveyance the Grantees for themselves, their heirs and assigns, covenant and agree that any dwelling constructed on said property shall contain not less than: 1500 sq. ft. of floor space if a one story dwelling; 1200 sq. ft. on the first floor if a one and one-half story dwelling; 1000 sq. ft. on the first floor if a full two story dwelling;

We, Harold H. Watrous and wife, Tommie S. Watrous (hereinafter called Grantors) have bargained and sold and do hereby transfer and convey unto the said Grantees, their heirs and assigns, a certain tract or parcel of land lying and being in the Seventh Civil District of the County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 3 on the plan of Gateway Acres, Second Addition, as of record in book 1424, page 83, Register's Office for said County.

Said Lot No. 3 fronts 200 feet on the northerly side of Stonewall Drive and extends back 230.7 feet on the westerly line and 229.2 feet on the easterly line, to the southerly margin of Old Hickman or Lea Avenue, measuring 200 feet thereon.

Being the same property conveyed to Harold H. Watrous and wife, Tommie S. Watrous, by deed from F. N. McNeill, Jr., Executor and Trustee, of record in book 1518, page 319, said Register's Office.