FOR AND IN CONSIDERATION of the sum of ONE THOUSAND AND FIVE HUNDRED DOLLARS ($1,500.00), receipt whereof is hereby acknowledged, DAVID H. FOWLER and MAE H. FOWLER, his wife, GRANTOR has bargained and sold and by these presents does transfer and convey unto W. GLENN MILLER and REBECCA F. MILLER, his wife, GRANTEES, their heirs and assigns, that certain tract or parcel of land in the Fourth Civil District of Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 7, River Vista Subdivision, Village of Old Hickory, as shown on plan recorded August 19, 1949, in Book 1424, Page 118 in Register's Office for Davidson County, Tennessee; fronting 101.7 feet on Jones Circle and containing 1.22 acres, more or less.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns, forever.

AND GRANTOR does hereby covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

The following covenants to be deemed and considered as covenants running with the land and binding upon GRANTEES and all future owners of the property for the benefit of all the property located within the "Old Hickory Village" in the Fourth Civil District of Davidson County, Tennessee, are expressly made a part of this conveyance by agreement between GRANTOR and GRANTEES.

1. No trade or business of any kind or character which might result in a nuisance shall be erected, permitted, maintained or operated upon any of the land included in said tract, nor shall any building designed or intended for use for any such purpose be erected thereon;

2. No nuisance shall be permitted, or maintained upon any portion of said property;

3. No sale of alcoholic beverages shall be permitted;

4. No poultry, hogs, cattle or other livestock shall be kept thereon;