For and in consideration of the sum of Four ($4000.00) Thousand Dollars cash in hand paid, receipt of which is here by acknowledged, we, Sam C. Dunaway and wife Sarah Louise Dunaway have this day bargained and sold and do hereby grant, transfer and convey unto Allen Hayes and wife Lois Hayes, their heirs and assigns the following described house and lot located at 204 28th Street, Old Hickory, Davidson County, Tennessee and more particularly described as follows:

Being lot # 4 of block 8 on the plan of Dabbs and Elliot's Subdivision # 1 as of record in Book # 547 Page 97, R.O.D.C. Tennessee. Said lot fronting 50 fifty feet on the Southeasterly side of 28th street and extends back between parallel lines 144 feet to an alley. Being the same property conveyed to us by Walter Lea and wife Mary Etta Lea by deed dated September 19, 1947 of record in Deed Book 1534 Page 528, R.O.D. C. Tennessee.

But this conveyance is made subject to the following restrictions:

(1) That all buildings erected on said lot shall be of uniform distance from the property lines, which in no instance shall be nearer than eighteen (18) feet from said line.

(2) 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 thereto either in fee or otherwise, or as tenants or lessees but his covenant does not preclude or prohibit persons of African blood or descent from living on said premises in the capacity of servants. The foregoing stipulations covenants and conditions are and shall be binding and obligatory upon and shall be observed by the said grantees, heirs, devises or assigns until the first day of January 1940.

(3) That the owners or purchasers will so contract that all buildings erected shall be serviced until January 1, 1940 by water connections through adjacent mains, 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 herafter 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 purchaser herein but are hereby reserved for the common use of other Dupontonia property with full right and privilege to make any connections thereto and proper sanitary connections shall be made and maintained by purchaser with the present sewerage system.