WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ - - - - - - - - - $1550.00 - - - - - - - - - -

- - - One Thousand Five Hundred Fifty and no/100 - - - - - - DOLLARS

Cash in hand paid by John B. Pilkinton and wife, Jeffie R. Pilkinton the receipt of which is hereby acknowledged.

I, Wallace Darden, Trustee have bargained and sold, and by these presents do transfer and convey unto the said John B. Pilkinton and wife, Jeffie R. Pilkinton 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. 39 on the Map of Glendale Park, Section Two, as of record in Book 1130, page 61, Register's Office for said County.

Said Lot No. 39 fronts 115 feet on the southerly side of Audubon Road and runs back 199.1 feet on the easterly line, and 210.2 feet on the westerly line, said westerly line being a broken line, to a dead line in the rear, measuring 77 feet thereon.

Being part of the property conveyed to Wallace Darden, Trustee, by deed from Tennessee Utilities Corporation, of record in Book 1181, page 509, said Register's Office.

This conveyance is made subject to all restrictive covenants of record affecting said subdivision and in addition thereto the following additional restrictive covenants.

1. The ground floor structure of any building constructed on said lot shall be of an area of not less than 1100 square feet, exclusive of garages and porches.
2. Such structure is to be of brick veneer or masonry construction.
3. Such structure shall have a garage of brick veneer or masonry construction and shall be attached to the amin structure.

Said restrictive covenants are to run with the title to the land for a period of thirty years from the date hereof and shall be binding on the grantee, his heirs, successors and assigns.

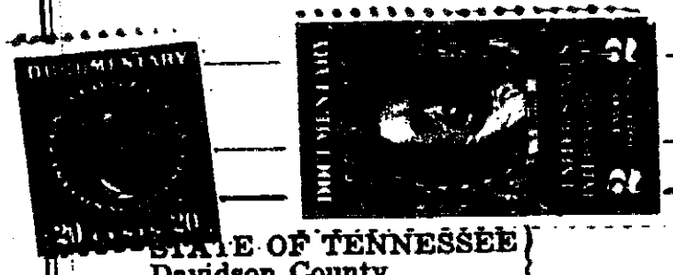
To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John B. Pilkinton and wife, Jeffie R. Pilkinton their heirs and assigns, forever.

And I do covenant with the said John B. Pilkinton and wife, Jeffie R. Pilkinton that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Wallace Darden, Trustee do further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to the said land to the said John B. Pilkinton and wife, Jeffie R. Pilkinton their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 28 day of December, 1949.

Wallace Darden, Trustee



STATE OF TENNESSEE
Davidson County

Personally appeared before me, Joe W. Rives, a Notary Public in and for said County and State, the within named Wallace Darden, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28 day of December, 1949.

Commission expires July 2, 1951.

Joe W. Rives
Notary Public