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DEED

from

E. I. DU PONT DE NEMOURS AND COMPANY

to

ELDIN R. WATSON and MARY KINNARD WATSON

DATED:

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FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED DOLLARS ($700.00), receipt whereof is hereby acknowledged, E. I. du PONT de NEMOURS and COMPANY, a Delaware corporation, GRANTOR, has bargained and sold and by these presents does transfer and convey unto ELDIN R. WATSON and MARY KINNARD WATSON, 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 3 on the Plan of Section I, Rolling Green Subdivision, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded August 21, 1948, in Book 1424, Page 76, in Register's Office for Davidson County, Tennessee; fronting 90 ft. on Donelson Avenue and containing 3.10 acres, more or less;

Subject to and/or reserving one 10 ft. wide permanent easement for utilities; and four special utility easements:- One 20 ft. wide for sewer line; one 5 ft. wide for water line; one 10 ft. wide for electricity and/or telephone lines; and one 5 ft. wide for sewer line; and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the GRANTOR. If special easements are abandoned for the purpose to which the same have been dedicated, all rights thereunder will terminate and such special easements may not be reused for a different or dissimilar purpose. All as shown on said recorded plan, which is made a part of this description by reference thereto.

TO HAVE AND TO HOLD the said tract or 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 Dis-

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