WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten & no/100 ($10.00) Dollars paid by Jack G. Bailey and wife, Betty W. Bailey, and other valuable considerations, the receipt of which is hereby acknowledged, First American National Bank of Nashville, Tennessee, Trustee under the will of Edwin Warner, deceased, of record in Will Book 60, page 366, County Court for Davidson County, Tennessee, Milbrey Warner Waller, Susanne Warner Bass, Emily Warner Dean, have bargained and sold, and by these presents do transfer and convey unto the said Jack G. Bailey and wife, Betty W. Bailey, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Being the westerly part of lot No. 1 on the plan of the re-subdivision of the south part of Block "I" in Belle Meade Second Subdivision, as of record in Book 974, page 12, Register's Office for said County, described according to a survey made in December, 1935, by Z. J. Wilkinson, Surveyor, as follows:

Beginning in the center of Chickering Lane (formerly Chickering Place) at the southwest corner of the property conveyed to Sam C. Cowan, Sr. and wife, by deed from Edwin Warner and wife, of record in Book 1038, page 13, said Register's Office; thence north 40° 45' east 593 feet to a stake at the root of an oak; thence north 60° 55' west 645 feet to the easterly margin of Chickering Road; thence with said Road, south 14° 45' west 212 feet and continuing with said Road, south 18° 15' west 238 feet to the intersection of Chickering Road and Chickering Lane; thence with the center of Chickering Lane, south 42° 54' east 446 feet to the beginning, containing 6.22 acres, more or less. Being part of the same property conveyed to Edwin Warner by Guaranty Title Trust Co., of record in Book 980, page 641, R. O. D. C., Tenn.

Taxes for the year 1950 have been adjusted and prorated between grantors and grantees and will be paid when due by the grantees.

Said land is sold subject to restrictive covenants contained in deed from Guaranty Title Trust Company to Edwin Warner of record in Book 980, page 641, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Also subject to restrictions, conditions, limitations and zoning regulations, if any, established by the City of Belle Meade.

It is expressly covenanted and agreed by and between said grantors and the said grantees, their heirs and assigns, as follows:

1. No part of any structure shall be erected on the land herein conveyed which is closer than 200 feet to the nearest margin of the right of way of Chickering Road or nearer than 150 feet to the nearest margin of the right of way of Chickering Lane, but said area shall be used exclusively as a lawn.

2. No building or other structure shall be erected upon or moved on to the said land to be used otherwise than as a private dwelling house or improvement in connection therewith and no such building or structure shall be used as a shop, store, or place of business of any kind, or as a hospital, asylum or similar institution, No