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WARRANTY DEED

JAMES E. CALDWELL & COMPANY

TO

HENRY H. HARPER AND BETTY LEE HARPER

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 4 day of APR A.D. 1950 at 10:45 o'clock A.M.
Noted in Book 72 Page 113
Recorded in Book ____ Page ____
Recording Fee $1.00
CLERK & WILSON, Register
By M. McAnally Dpt. Reg.

FOR AND IN CONSIDERATION OF THE SUM OF SEVENTEEN HUNDRED AND FIFTY AND NO/100 DOLLARS (1,750.00), cash in hand paid by Henry H. Harper and or Betty Lee Harper, wife, receipt of which is hereby acknowledged, James E. Caldwell & Company, a Corporation chartered under the laws of the State of Tennessee, has this day bargained and sold and by these presents does transfer and convey unto the said Henry H. Harper and or Betty Lee Harper, wife, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 10 on Map of Elysian Fields, Section No. 1, of record in Book 1424, page 81, Register's Office for said County. Said lot fronts 130 feet on the southwesterly side of Elysian Fields Road and runs back 456 feet on the northwesterly line and 440 feet on the southeasterly line, to a dead line in the rear on which it measures 95.6 feet.

This conveyance is made subject to the following restrictions;

"(a) The restrictions herein shall be covenants running with the land, binding on the grantees, their heirs and assigns, for a period of 25 years from date of deed, and are as follows;

(b) All lots shall be used for single family residence purposes only.

(c) No building shall be erected on any of said lots closer to the street, sides and rear of lot, than the distance specified by the Davidson County Zoning Commission for Class B zones. (Estates)

(d) No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance to the neighborhood.

(e) No lot shall be sold, leased, used, occupied or conveyed to persons other than the Caucasian race except in the capacity of servants.

(f) No trailor, basement, tent, shack, garage, barn or other outbuildings erected in the tract shall at any time be used as a residence of a temporary character, be permitted.

(g) No house shall be erected on this lot with a ground floor area of less than 1400 square feet, except that in the case of one an one-half or two-story houses the ground floor area may be reduced to 1100 square feet.

(h) A perpetual easement is reserved over the rear 10 feet of each lot for utility installation and maintenance such as electric lines, gas, water mains, sewerage, etc.

(i) No more than one sign shall be permitted on any unimproved lot and the same shall not be larger than 2' x 2', except the present owner shall have the right to erect larger signs when advertising said subdivision, or subsequent subdivision.

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