WARRANTY DEED

This deed of conveyance executed and delivered by JOHN D CAMPBELL and wife, SARAH ELIZABETH CAMPBELL, hereinafter called the grantors, to W.H.THOMPSON, hereinafter called the grantee, all of Davidson County, Tennessee.

WITNESSETH: That for and in consideration of the sum of thirty thousand and no/100 ($30,000.00) dollars, paid and to be paid as hereinafter set out, We, the said grantors, have this day bargained and sold and by these presents do hereby sell, transfer and convey unto the said grantee, his heirs and assigns, the following described real property, consisting of two tracts of land in Davidson County, Tennessee, in the 14th, formerly 24th, Civil District of said County, and described as follows:

TRACT NO 1: Beginning in the center of a bridge and the center of the Buena Vista Pike; running thence north 13° west with the center of said pike, 69.6 poles to the center of a culvert in said pike; thence south 79½° east 9.7 poles to a stake in Whites Creek; thence with said creek, south 20½° west 14.8 poles to a stake in said creek; thence south 42½° east 44.18 poles to a point near a large sycamore on the West side of said creek; thence north 61½° east 8.2 poles to a stake on the east bank of said creek; thence south 6° west 16.4 poles to a stake on the East bank of said creek; thence south 82½° west 11½ poles to a stake; thence south 59½° west 16.4 poles to the beginning, containing 5 acres and 122 poles be the same more or less.

TRACT NO 2: Being a tract of 172 acres more or less, composed of 2 tracts of 35 acres and 7 poles, each, part of a tract of 50.88 acres, and part of a tract of 79 acres, and being all of tracts Nos 5 and 6 and part of Tract No. 4 of the Helen Graves land, as of record in Minute Book 3, page 5, Chancery Court, and described together according to a copy of a survey thereof made by J.K.Dickson, May 22nd, 1950, as follows: Beginning at a point in the westerly margin of Buena Vista Highway, at the intersection of the center line of Dry Fork Road, at a point on a bridge over Dry Fork Creek; thence with the center line of Dry Fork Road, as follows: North 75° west 25 poles, south 85½° west 12 poles, south 50½° west 14 poles, south 62½° west 12 poles, south 77½° west 21 poles, south 65° west 16.5 poles to a point on the northerly margin of US Highway 41-A, being State Highway No 112; thence with the northerly margin of said highway, north 55° west 192.2 poles to a point, the southwest corner of this tract; thence north 2° east 127.4 poles to a stake; thence south 87° east 26.84 poles to a stone; thence south 2° west 80 poles to a stone; thence south 87½° east 76.88 poles to the northeast corner of a 79 -acre tract; the northwest corner of a tract of 50.88 acres; thence south 85° east 54.6 poles to a stone; thence east 54.28 poles to a stone; the northwest corner of a Church Lot; thence with the line of said Church Lot, south 2½° east 9.4 poles to the southwest corner of said Lot; thence with the south line of said Church Lot south 87½° east 17.68 poles to the westerly margin of the Buena Vista Highway; thence with the margin of the same, south 9° east 60 poles, and south 12° east 59.84 poles to the beginning containing 172 acres more of less. Being part of the property conveyed to J.D. Campbell, or John D.Campbell and wife, by two deeds, one from Catherine E Graves et al, of record in Book 600, page 437, and the other from Joseph A West, Clerk and Master, of record in Book 770, page 210, Register's Office for said County.

AND, John D. Campbell and wife, Sarah Elisabeth Campbell, the grantors herein, and W. H. Thompson, the grantor herein, further agree that the property herein conveyed, on the northeasterly side of U. S. Highway 41-A, or State Highway 112, together with the property on the southwesterly side of said Highway, which is being retained by the grantors herein, shall be subject to the following restrictive covenants, which shall be covenants running with the land, and binding upon the parties hereto, their heirs or assigns, for a period of fifteen (15) years from the date of this instrument. Said restrictive covenants are as follows:

1. **That all the property adjoining said State Highway 112, or U. S. Highway 41-A on both side of said Highway, for a depth of 400 feet, shall be known and used for residential purposes only, and not otherwise.**