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FOR AND IN CONSIDERATION OF THE SUM of Seven Hundred Dollars ($700.00), receipt whereof is hereby acknowledged by Mitchel Mathis and Lena Mathis, has bargained and sold by these presents does transfer and convey unto J. E. Swinea and Evelyn I. Swinea, 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 No. 122 on the Plan of Section II, Rolling Green Subdivision, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded January 29, 1949, in Book 1424, Page 91, in Register's Office for Davidson County, Tennessee; located on northeast corner of intersection of Merritt and Eleventh Streets and containing 0.31 acres, more or less;

Sujbect to and/or reserving one(1) permanent easement 10 ft. wide for utilities and one (1) special utility easement 5 ft. wide for sewer; 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 Original Grantor. If special easement is abandoned for the purpose to which the same has been dedicated, all rights thereunder will terminate and such special easement 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.

Being the same property as conveyed by E. I. DuPont de Nemours and Company to Mitchel Mathis and wife Lena Mathis as recorded in Book 1787 Page 152, in Register's Office , Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said J. E. Swinea and wife Evelyn I. Swinea, their heirs and assigns, forever.

And Mitchel Mathis and wife Lena Mathis do hereby covenant with the said J. E. Swinea and wife Evelyn I. Swinea that they are lawfully seized and possessed of said land in fee simple; have 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 J. E. Swinea and wife Evelyn I. Swinea and all future owners of the property for the benefit of all the property located with tne "Old Hickory Village" in the Fourth Civil District of Davidson County, Tennessee, are expressly made a part of this conveyance by agreeement between Mitchel Mathis and wife Lena Mathis and J.E. Swinea and wife Evelyn I. Swinea.

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