FOR AND IN CONSIDERATION of the sum of Two Thousand Six Hundred Twenty-five Dollars ($2,625.00) cash in hand paid by Robert Patton White Jr., and wife, Katherine M. White, the receipt of which is hereby acknowledged.

THE WASHINGTON REALTY COMPANY, located at 2108 Hayes Street, Nashville 5, Tennessee, has bargained and sold by these presents does transfer and convey unto the said Robert Patton White Jr., and wife, Katherine M. White, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Being Lot No. 3 on the map of George N. Welch Jr., Subdivision of West Meade Tract, Section "A", as of record in Book 1424, Page 71, Register's Office for said County.
Said Lot No. 3 fronts 175 feet on the westerly side of Jocelyn Hollow Road and runs back 376.6 feet on the northerly line and 375.3 feet on the southerly line to a dead line, measuring 175 feet thereon. Being part of the property conveyed to The Washington Realty Company by deed from George N. Welch Jr., of record in book 1783, page 175, said Register's Office.

To Have and To Hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Robert Patton White Jr., and wife, Katherine M. White, their heirs and assigns forever and THE WASHINGTON REALTY COMPANY does hereby covenant with the said Robert Patton White Jr., and wife, Katherine M. White, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered except as hereinafter set forth: Taxes for the year 1950 to be pro-rated. The Grantee to bear eight twelfths of 1950 taxes. The Grantor four twelfths. When paid by Grantor the Grantee is to reimburse the Grantor for their pro-rated part.

AND THE WASHINGTON REALTY COMPANY does further covenant and bind itself, it's successors, heirs and assigns to warrant and forever defend the title to said land to the said Robert Patton White Jr., and wife, Katherine M. White, their heirs and assigns, against the lawful claims of all persons whomsoever.

Said property is conveyed subject to the following restrictions which shall apply to and be binding on said property:

1. No portion of any building upon any lot shall be nearer than 100 feet to the front boundary of such lot, nor nearer than 30 feet to the side or rear boundary of such lot.

2. No buildings or other improvements of any kind shall be erected upon or moved on to said land to be used otherwise than as a private dwelling house, or improvement in connection therewith, and no such building shall be used as an apartment, duplex, hotel, shop, store or place of business of any kind, nor as a hospital, asylum, or similar institution, nor as a place of public gathering.

No garage, servant's house or other improvement shall be erected, maintained, or used except in connection with a main dwelling house built in conformity with these restrictions, and in no event shall any such garage, servants house or other improvements be used as a main dwelling either temporarily or permanently.