FOR AND IN CONSIDERATION OF THE SUM OF TWELVE HUNDRED DOLLARS, ($1200.00) cash in hand paid, receipt of which is hereby acknowledged, NASHVILLE INDUSTRIAL CORPORATION, a corporation under the laws of the State of New Jersey, but with principal office in the State of Tennessee, has bargained and sold, and does hereby transfer and convey unto J. B. BELL and wife, BERNICE K. BELL, a certain parcel or tract of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 28 on the Plan of Scenic View Subdivision, 4th Civil District of Davidson County, Tennessee, prepared by W . W. Turner Company, Engineers, on August 20, 1948, but not of record, and more particularly described as follows:

Starting with a concrete monument at the north end of the return at the northwest corner of the intersection of Keeton Avenue and Hickerson Street and running thence the following courses and distances:

1. In a northeasterly direction along the northeasterly margin of Hickerson Street a distance of 78.5 feet to an iron pin in the westerly margin of Lot No. 27; thence

2. In a southwesterly direction along the southwesterly margin of Lot No. 27 a distance of 305.9 ft. to an iron pin located in the center of a 50 ft. easement for drainage ditch; thence

3. In a southwesterly direction following the center line of the 50 ft. easement for drainage ditch for a distance of 95.5 ft. to an iron pin in the northerly margin of Keeton Avenue; thence

4. In a northwesterly direction along the northerly margin of Keeton Avenue a distance of 186.8 ft. to a concrete monument; thence

5. Continuing in a northwesterly direction along the northerly margin of Keeton Avenue a distance of 87.8 ft. to a concrete monument; thence

6. Around a curve to the right, said curve having a radius of 25 ft. for a distance of 42.7 ft to a concrete monument and the point of beginning.

Lot. No. 28 is subject to and/or reserving a 20 ft. wide public utility easement running adjacent to and parallel with the 50 ft. easement for drainage ditch described in Call No. 2 above.

Being a part of the same property conveyed to Nashville Industrial Corporation by deed recorded in Book 749, Page 249, Register's Office of Davidson County, Tennessee.

The foregoing lot is expressly made subject to the following conditions and restrictions, to-wit:

1. No building shall be erected on this property nearer than 30 ft. to the front property line, nor 30 ft. to the line along the northerly margin of Keeton Avenue.