K 2038

For and in Consideration of the sum of

Four Thousand Five Hundred ($4,500.00) and no/100 - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Hamilton F. Bain and wife, Annette L. Bain, the receipt of which is hereby acknowledged.

H. G. Hill Realty Company, a corporation organized and existing under the laws of the State of Tennessee, with its principal office at Nashville, has

bargained and sold, and by these presents do transfer and convey unto the said Hamilton F. Bain and wife, Annette L. Bain, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being lot No. 31 on the Proposed Plan of Hillwood Estates, Section 4, not of record, described as follows:
Beginning on the southerly margin of Wilsonia Drive 200 feet west from the northwest corner of the property conveyed to James C. Terry and wife by deed from H. G. Hill Realty Company, of record in book 2030, page 387, Register's Office for said County, being the corner of lots Nos. 30 and 31; thence with the line between said two lots southwardly 300 feet; thence westwardly 200 feet; thence northwardly 300 feet to the southerly margin of Wilsonia Drive; thence with same eastwardly 200 feet to the beginning.
Being part of the property conveyed to H. G. Hill Realty Company by deed from H. G. Hill and wife of record in book 731, page 542, said Register's Office.

This conveyance is made subject to easement for public utilities and building setback line as shown on unrecorded plan of Hillwood Estates, Section 4.

The land herein conveyed is sold and conveyed subject to the following covenants and restrictions which are hereby agreed and declared to be and constitute covenants running with the land, binding on the grantee and the heirs, successors or assigns of grantee for a period of twenty five years from and after December 31, 1950, to-wit:

1. Said land shall be used for residential purposes only; and only one house is to be erected or constructed on said land above described, and no outhouse or outhouses are to be erected or constructed on said above described property, other than a garage which shall be in strict harmony with the residence built on said lot. No building or buildings shall be nearer than 35 feet to the side lines or rear line of the lot, and said garage shall in no event be in front of the building line established for residences, as hereinabove set out; the doors of garage shall not face upon Wilsonia Drive.

2. A one story residence shall contain not less than 2000 square feet area on first floor plus an attached garage of not less than 400 square feet of area. A one story residence with basement garage shall contain not less than 2200 square feet of area, exclusive of basement and attic area. A two story residence shall contain not less then 1600 square feet area on first floor and not less than 1000 square feet area on second floor plus an attached garage of not less than 400 square feet of area. A two story residence with basement garage shall contain not less than 1800 square feet of area on first floor and 1000 square feet of area on second floor exclusive of basement and attic area. No apartment house, duplex, or other multiple dwelling house or boarding house, nor any commercial enterprise, shall be constructed, operated or maintained on the above described property.

3. All buildings erected on said land must follow a distinctive design, the garage must harmonize with the residence. Plans and specifications and location plot plans must be submitted to and be approved by grantor, its successors or assigns, prior to commencement of excavation or construction on said land. No building shall be constructed or maintained on said land unless plans and specifications and plot plans have been submitted and approved as aforesaid and unless construction of said building has been prosecuted and completed in strict accord with the approved plans and specifications. All construction work must be prosecuted with all due diligence and no incompleted structures shall be permitted to exist nor shall same be maintained upon said land for a period longer than ninety (90) days after cessation of actual construction work thereon in manner and by the customary number of workmen usually employed in constructing houses in said Hillwood Estates Subdivision.

4. It shall not be permissible to erect a temporary building on said property and no garage or garage house shall be permissible or occupied or erected or maintained on said property except as an adjunct to or for use and occupancy by the occupants of the residence house on said property.

5. No cows, swine or other nuisance shall be permitted to be kept on said property, and the premises shall not be used for the raising or maintenance of any live stock, poultry or fowls.

6. In the event one or more of the foregoing restrictions are declared to be null and void, or unconstitutional by any Court of competent jurisdiction in a suit involving said property or said restrictions, all other restrictions shall be and remain in full force and effect.

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