K 2138

For and in Consideration of the sum of William G. Cowan, Jr. and wife, Jeanette S. Cowan

Four Thousand ($4,000.00) and no/100 - Dollars,

of which One Thousand Five Hundred ($1,500.00) and no/100 - - - - - - - - - - Dollars,

has been paid in cash by William G. Cowan, Jr. and wife, Jeanette S. Cowan

the receipt of which is hereby acknowledged, and for the remainder

Two Thousand Five Hundred ($2,500.00) and no/100 - - - - - - - - - - - - - - - - Dollars,

the said William G. Cowan, Jr. and wife, Jeanette S. Cowan have executed their one joint promissory note, bearing even date herewith, for $2500.00, falling due on or before one year from date, with interest at the rate of 5% per annum and said note is payable to the order of H. G. Hill Realty Company,

and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, 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 this day bargained and sold, and do hereby transfer and convey unto the said William G. Cowan, Jr. and wife, Jeanette S. Cowan, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 42 on the Plan of Hillwood Estates, Section 5, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, January 29, 1953, as follows: Beginning on the southwesterly margin of Hillwood Circle Drive at the northwest corner of the property conveyed to Edward D. McGavock and wife by deed from H. G. Hill Realty Company, of record in book 2103, page 357, Register's Office for said County; thence with said McGavock's westerly line southwestwardly 356 feet; thence north 58° 45' west 203.7 feet to the corner of lots Nos. 42 and 43; thence with the line between said two lots north 38° 10' east 357 feet to the southwesterly margin of Hillwood Circle Drive; thence with same southeastwardly 175 feet to the beginning. Being part of the property conveyed to H. G. Hill Realty Company by deed from Mamie W. Hill and husband, of record in book 1058, page 155, said Register's Office.

This conveyance is made subject to easement for public utilities and building setback line as shown on the unrecorded plan of Hillwood Estates, Section 5.

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 Hillwood Circle 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 than 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.

FULL RELEASE

23 March 1954

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