WHEREAS, Paramount Homes, Inc., a Tennessee Corporation, with principal office and place of business at Nashville, Davidson County, Tennessee, is the owner of a certain tract or parcel of land in Davidson County, Tennessee, as described below; and

WHEREAS, it is the desire and wish of the owner of said land to place certain restrictions thereon for the benefit of itself and all future owners of said land or lots;

NOW, THEREFORE, in consideration of the premises, Paramount Homes, Inc. hereby places the following restrictive covenants upon the following described tracts or parcels of land in Davidson County, Tennessee:

Being Lots Nos. 82, 83, 84, and 85, on the Plan of Additions and a Revision of Brookhaven Estates, which is of record in Book 2133, page 49, Register's Office for Davidson County, Tennessee, to which reference is here made.

(1) All lots shall be used for residential purposes only, and no residence shall be erected on any lot unless the square foot area of the lot meets the minimum requirements of the Davidson County Zoning and Planning Commission. Churches and schools may be permitted, but the location, size and design of any Church or school, must receive the prior approval of the present owner of the property, hereinafter referred to as "grantor".

(2) No shop, store, factory, saloon, or business house of any kind shall be erected or maintained in the subdivision.