For and in Consideration of the sum of $2,000.00, APPROVED G. H. BRILEY, JR. ATTORNEY

- - - - TWO THOUSAND AND NO/100 - - - - Dollars,

of which - - SIX HUNDRED SIXTY-SIX and 67/100 - - - ($666.67) - - Dollars,

has been paid in cash by the grantees herein,

the receipt of which is hereby acknowledged, and for the remainder of $1333.33,

- - - - THIRTEEN HUNDRED THIRTY-THREE AND 33/100 - - - Dollars,

the said grantees herein have executed their three joint, principal notes, to be

of even date herewith, payable to the grantors herein, two for $444.44 each and the third for $444.45, said notes payable 6, 12 and 18 months from date, with interest at 6% per annum, payable semiannually, - -

all of said notes bearing six per cent interest from date, 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, we, J. W. Blair and wife, Betty E. Blair,

have this day bargained and sold, and do hereby transfer and convey unto the said

CHARLES G. LATIMER and wife, BETTY J. LATIMER, their heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 14 on the Map of Blair Heights, Section One, as of record in Book 2133, page 18, Register's Office for said County, and described as follows: Beginning at a point on the easterly margin of Beverly Drive, at a concrete monument at the beginning of a curve at the intersection of said Drive and Norman Drive; thence northerly along the margin of Beverly Drive, 134.22 feet to a concrete monument; thence easterly 244 feet to a concrete monument; thence southerly 165.77 feet to the north margin of Norman Drive; thence with the margin of said Drive, westerly 214.22 feet to the beginning of a curve; thence along said curve, northwesterly 46.91 feet to the beginning.

Being part of the property conveyed to J. W. Blair and wife, Betty E. Blair, by deed from Kate McNish Allen and husband, of record in Book 1973, page 139, said Register's Office.

Said property is conveyed subject to the following restrictive covenants, which shall be covenants running with the land and binding upon the grantees herein, their heirs and assigns, until the 1st day of January, 1972:

(a) That all buildings erected on said land shall be of uniform distance from the front property line, which shall in no instance be nearer than 70 feet from the front line of said lot.

(b) This property is permitted to be used for residence purposes only, and is subject to the building restrictions as herein set forth, to wit:
That no residence shall be erected thereon consisting of less than 1100 square feet of floor space on the first floor and must be constructed of brick or stone, if constructed of any other material this must be subject to agent's approval and plans must be submitted to agent before construction begins.

(c) That the said residence must be completely constructed before occupied as living quarters.

(d) That if the garage is not attached to said residence, same must be set back 130 feet from said property line. No garages shall open on front of dwelling.

(e) That no nuisance of any kind shall be maintained or allowed on the premises nor any use be made of the property which shall be noxious or dangerous to health.

(f) If units are built over garage they must be built for servant quarters only and not for rental purposes.

(g) A perpetual easement is reserved over the rear ten feet of said lot for utility installations and maintenance such as electric line, gas, water mains, sewers, etc.

(h) All the foregoing stipulations, covenants and conditions are and shall be binding and obligatory upon and shall be observed by the said grantees, their heirs, tenants or assigns, until the 1st day of January 1972.

(i) All culverts used in drive ways shall be subject to the county's approval.

T. G. Wilson 30 Sept. 1953 J W Blair