NOTICE: This instrument must
(1) Carry U. S. I. Rev. Stamps for the total of cash plus the sum of new lien created. Present rate is 55c for each $500 or fraction thereof;
(2) be presented at County Tax Assessor's Office for transfer on tax books;
(3) be presented at County Court Clerk's Office and State Transfer Tax be paid. Present rate 15c for each $100 of total consideration plus 15c Clerk's Fee;
(4) be filed for record in County Register's Office. Recording Fee, $1.50 including one acknowledgment. Each additional acknowledgment add 25c.

The above is not part of Instrument and is not to be recorded.

**TENNESSEE TITLE COMPANY**

**For and in Consideration of** the sum of ($2,000.00) - - - - - - - - - - - - - - - - - - - -

Two Thousand and No/100- - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS,

Cash in hand paid by Joseph M. Sadler and wife, Lorell Sadler, the receipt of which is hereby acknowledged, we,

J. C. SIEGRIST, OSCAR S. SIEGRIST, CARL S. SIEGRIST, WILLIAM H. SIEGRIST, MINNIE V. SIEGRIST AND MRS. CHARLES E. DAHLINGER,

have bargained and sold, and by these presents do transfer and convey unto the said JOSEPH M. SADLER AND WIFE, LORELL SADLER,

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. 376, on the Preliminary plan of Brook Meade prepared by W. W. Turner Co., Engineers, dated November 4, 1953, and described as follows:
Beginning at an iron pin in the southerly margin of Old Charlotte Pike 47.8 feet south of the center line of New Charlotte Pike in the west line of W. F. Lowrey's property shown on the survey; thence along Lowrey's line south 26 degrees 30' east and along a fence 360 feet to an iron pin; thence south 35 degrees 12' west 120 feet to an iron pin; thence north 42 degrees 15' west 370 feet to an iron pin in a fence line in the southerly margin of Old Charlotte pike; thence along the fence row with the margin of said Pike north 47 degrees 01' east 215 feet to the beginning.
Being part of the property conveyed to Siegrist Brothers Dairy, a partnership composed of J. C. Siegrist, Oscar S. Siegrist, Carl S. Siegrist, William H. Siegrist, Minnie V. Siegrist and Mrs. Charles E. Dahlinger, by deed from J. C. Siegrist and wife, of record in Book 1913, page 204, Register's Office for said County.
Mrs. Charles E. Dahlinger and Anna S. Dahlinger being one and the same person.

It is the Sellers' intention to lay a water line in Charlotte Pike in front of the above-described lot, and if and when it becomes practical to do so, Seller agrees that Purchaser is to receive a free water tap.

This conveyance is made subject to the following restrictions and conditions:

"1. Said lots shall be used for residential purposes only; and only one house is to be erected or constructed on each of said lots, and no outhouse or out houses are to be erected or constructed on any lot, other than a garage which shall be in strict harmony with the residence built on said lot. And said garage shall in no event be in front of the building line established for residences; the doors or the entrance to any garage shall not face upon Charlotte Road.

2. The ground floor area of any structure, exclusive of open porches, garages, terraces etc. built upon any lot in said subdivision shall not be less than 1200 square feet and all residences built upon these lots shall have a masonry foundation with side walls limited to brick or stone; however, side walls of brick or stone can be changed at owners option to a minimum of 75% of exterior walls of brick or stone and the other 25% or less may be of wood paneling or other decorative material. Gables and dormers may be brick, stone, wood or asbestos. This shall not exclude a log house provided plans, specifications and materials are submitted to the present owners of Brook Meade Subdivision for prior approval. Nothing in this covenant, however, shall be deemed to preclude a duplex or two-family house.