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STATE OF TENNESSEE
Davidson County

For and in consideration of the sum of $ 10.00
TEN AND NO/100 DOLLARS
cash in hand paid by the grantees herein, and other good and valuable considerations,
the receipt of which is hereby acknowledged,

we, J. W. Blair and wife, Betty E. Blair,

have bargained and sold, and by these presents do transfer and convey unto the said MAURICE L. SANTI and wife, MILDRED F. SANTI, 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. 19 on the Map of Blair Heights, Section Two, as of record in Book 2133, page 51, Register's Office for said County.

Said Lot No. 19 fronts 130 feet on the west side of Linda Lane and runs back between lines, 274.99 feet on the north line and 250 feet on the south line to a dead line in the rear on which it measures 193.37 feet.

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

The above described property is conveyed subject to restrictive covenants as follows:

(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.