

DAVIDSON COUNTY WARRANTY DEED

Book No. 1163

THIS AGREEMENT DATED DEC 31, 1940.

WITNESSES:

MRS. GEO. W. BROWN

LORETTA WMATT JOHNSON

W.P. HOFFMAN

H.J. BARCHFELD

(SEAL) GULF REFINING COMPANY

BY W.H. HARTMAN, VICE PRESIDENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MRS. GEO. W. BROWN WHO DULY ACKNOWLEDGED THE FOREGOING RELEASE TO BE HER ACT AND DEED, FOR THE PURPOSE THEREIN STATED AND TO THE END THAT SAME MAY BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 21 DAY OF MAY 1941.

(SEAL) CLARICE MILLER, NOTARY PUBLIC

COM. EXPIRES 4-2-44

STATE OF PENNSYLVANIA)

COUNTY OF ALLEGHENY)SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME W.V. HARTMAN VICE PRESIDENT OF THE GULF REFINING COMPANY, WHO ACKNOWLEDGED THE FOREGOING RELEASE TO BE HIS ACT AND DEED AND THE ACT AND DEED OF SAID CORPORATION, FOR THE PURPOSE THEREIN STATED, AND TO THE END THAT THE SAME BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 11 DAY OF JUNE 1941.

(SEAL) C.L. NETTING, NOTARY PUBLIC

COM. EXPRES JUNE 3 1945

REC'D JUNE 24, 1941 AT 11:00 A.M.

NUMBER 61928 RECORDED JUNE 25, 1941

J.P. ELLIS

GLENCLIFF SUBDIVISION

RESTRICTIONS

THE FOLLOWING PROTECTIVE COVENANTS ARE HEREBY PLACED AS A BLANKET INCUMBRANCE ON ALL OF THE LOTS IN J.P. ELLIS GLENCLIFF SUBDIVISION AND ARE TO RUN WITH THE LAND FOR A PERIOD OF TWENTY FIVE YEARS FROM THIS DATE

1. ALL LOTS IN THE TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS, NO STRUCTURES SHALL BE ERECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED ONE STORY IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS, AND OTHER OUTBUILDINGS INCIDENTAL TO RESIDENTIAL USE OF THE PLOT.

2. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SET-BACK SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 5 (FIVE) FEET TO ANY SIDE LOT LINE EXCEPT THAT THE SIDE LINE RESTRICTIONS SHALL NOT APPLY TO A DETACHED GARAGE OR OTHER OUTBUILDING LOCATED 165 (ONE HUNDRED SIXTY FIVE FEET) OR MORE FROM THE FRONT LOT LINE.

3. NO RESIDENTIAL STRUCTURE SHALL BE ERECTED OR PLACED ON ANY BUILDING PLOT, WHICH PLOT HAS LESS THAN 24,750 (TWENTY-FOUR THOUSAND SEVEN HUNDRED

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FIFTY) SQUARE FEET NOR A WIDTH OF LESS THAN 75 (SEVENTY-FIVE) FEET AT THE FRONT BUILDING SET-BACK LINE.

4. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

5. NO PERSON OR ANY RACE OTHER THAN THE CAUCASIAN RACE SHALL USE OR OCCUPY ANY BUILDING OR ANY LOT, EXCEPT THAT THIS COVENANT SHALL NOT PREVENT OCCUPANCY BY DOMESTIC SERVANTS, OF A DIFFERENCE RACE DOMICILED WITH AN OWNER OR TENANT.

6. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING ERECTED IN THE TRACT SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.

7. NO DWELLING COSTING LESS THAN TWO THOUSAND (\$2,000.00) SHALL BE PERMITTED ON ANY LOT IN THE TRACT. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE-STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 700 (SEVEN HUNDRED) SQUARE FEET STORY STRUCTURE.

8. BASEMENTS AFFECTING ALL LOTS ARE RESERVED AS SHOWN ON THE RECORDED PLAT, FOR UTILITY INSTALLATION AND MAINTENANCE.

9. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL THE PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1966, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS BY A VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE THE SAID COVENANTS IN WHOLE OR IN PART.

10. IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS, HEREIN IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN SAID DEVELOPMENT OR SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.

11. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THIS 19TH DAY OF JUNE, 1941.

J.P. ELLIS, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, HUGH J. BRADLEY, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR THE COUNTY AFORESAID, PERSONALLY APPEARED J.P. ELLIS THE WITHIN NAMED BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGES THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED:

COM. EXPIRES APRIL 4 1943

(SEAL) HUGH J. BRADLEY, NOTARY PUBLIC

REC'D JUNE 24, 1941 AT 12:27 P.M.