

DAVIDSON COUNTY WARRANTY DEED

1086

ASSIGNS FOREVER.

IN WITNESS WHEREOF THE SAID JNO B. COBB, CLERK AS AFORESAID DOETH HEREUNTO SET HIS HAND ON THE DATE FIRST ABOVE WRITTEN.

JNO. B. COBB,
COUNTY COURT CLERK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME HENRY C. LASSING A NOTARY PUBLIC IN AND FOR SAID COUNTY, THE WITHIN NAMED JNO B. COBB, COUNTY COURT CLERK, THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND SEAL, THIS THE 22 DAY OF JULY 1938.

(SEAL) HENRY C. LASSING,
NOTARY PUBLIC

MY COM. EXPIRES OCT 3, 1938
U.S.R.S. \$1.50
REC'D JULY 27, 1938 AT 12:41 P.M.
TP

NUMBER 3057
DR. BATE DOZIER
TO
DOZIER PLACE SUBDIVISION
DR. BATE DOZIER
TO RESTRICTIONS
DOZIER PLACE

RECORDED JULY 28, 1938

WHEREAS, THE UNDERSIGNED DR. BATE DOZIER IS THE OWNER OF A TRACT OR LAND IN DAVIDSON COUNTY, TENNESSEE, CONTAINING SEVEN AND ONE HALF ACRES, MORE OR LESS, AND

WHEREAS, THE SAID DR. ^{BATE} DOZIER, RECENTLY SUBDIVIDED THE SAID TRACT OF LAND INTO 36 LOTS, AS SHOWN ON THE MAP OF DOZIER PLACE SUBDIVISION, SAID MAP BEING OF RECORD IN PLAN BOOK - - - PAGE - - - REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND

WHEREAS, THE SAID DR. BATE DOZIER, OWNER OF SAID LOTS HEREINABOVE REFERRED TO, DESIRES TO MAKE A RECORD OF THE RESTRICTIVE COVENANTS WHICH SHALL RUN WITH SAID LAND AND BE BINDING UPON ALL SUBSEQUENT OWNERS THEREOF UNTIL JANUARY 1, 1963.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES AND OF ONE (\$1.00) DOLLAR IN HAND PAID, THE SAID DR. BATE DOZIER COVENANTS WITH ALL THOSE WHO MAY BECOME THE OWNERS OF LOTS 2 TO 35 INCLUSIVE, TO WIT:

FIRST - IN THE ABSENCE OF A PUBLIC SEWAGE SYSTEM, EACH DWELLING SHALL BE SERVED BY AN INDIVIDUAL SEPTIC TANK, APPROVED BY THE PROPER LOCAL AUTHORITIES NO OUTSIDE PRIVIES SHALL BE ERECTED ON ANY LOT.

SECOND - NO BUILDING SHALL BE ERECTED ON ANY LOT NEARER THAN 35 FEET TO THE FRONT LOT LINE, NOR NEARER THAN 4 FEET TO ANY SIDE OF LOT LINE.

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THIS COVENANT SHALL NOT APPLY TO A GARAGE OR OTHER outhouse LOCATED ON THE REAR ONE QUARTER OF A LOT.

THIRD - NO NOXIOUS OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT NO^T SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

FOURTH - NO RACE OR NATIONALITY OTHER THAN THE WHITE OR CAUCASION RACE SHALL USE OR OCCUPY ANY DWELLING ON ANY LOT, EXCEPT THAT THIS COVENANT SHALL NOT PREVENT OCCUPANCY BY DOMESTICS OF A DIFFERENT RACE OR NATIONALITY EMPLOYED BY THE OWNER OR TENANT.

FIFTH - NO TRAILER, BASEMENT, GARAGE, BARN OR OTHER OUTBUILDING ERECTED UPON ANY LOT SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY, NOR SHALL ANY RESIDENCE OF A TEMPORARILY OR PERMANENTLY, NOR SHALL ANY RESIDENCE OF A TEMPORARY CHARACTER BE PERMITTED.

SIXTH - NO DWELLING OR MAIN BUILDING SHALL BE BUILT ON ANY LOT COSTING LESS THAN \$2250.00

SEVENTH - NO LOT SHALL BE RESUBDIVIDED, TO CONTAIN LESS THAN 5500 SQUARE FEET.

IF THE PARTIES HERETO OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS OR RESTRICTIONS HEREIN BEFORE JANUARY 1, 1963 IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY OTHER LOTS IN SAID DEVELOPEMENT OR SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT OR RESTRICTION AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATIONS.

IN WITNESS WHEREOF I HAVE AFFIXED MY SIGNATURE ON THIS THE-DAY OF JULY 1938.

DR. BATE DOZIER.

DOZIER PLACE RESTRICTIONS

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME T. W. WRENNE A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, THE WITHIN NAMED DR. BATE DOZIER, THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 11 DAY OF JULY 1938.

(SEAL) T. W. WRENNE,
NOTARY PUBLIC

MY COM. EXPIRES OCT 15, 1939
REC'D JULY 27, 1938 AT 11:22 A.M.
TP

NUMBER 3100
LIFE & CASUALTY INS. CO. OF TENN
TO

RECORDED JULY 28, 1938