FOR AND IN CONSIDERATION *of the sum of* Three thousand and 00/100 ($3,000.00) DOLLARS,

paid and to be paid by O. B. Hofstetter and wife, Marguerite Hofstetter

as follows:

Twenty nine hundred, twenty-five and 00/100 ($2925.00) Dollars paid in cash, the receipt of which is hereby acknowledged, and for the remainder, the said O. B. Hofstetter and wife, Marguerite Hofstetter, have executed and delivered their joint promissory note of even date herewith, in the sum of $75.00, payable to the order of the Bransford Realty Company, and due on or before one year after date, with interest from date at the rate of six per cent per annum, payable semi-annually,- A lien is hereby expressly retained on the property herein conveyed to secure the payment of said notes and interest thereon,- The Bransford Realty Company, a corporation organized and existing under the laws of the State of Tennessee, has bargained and sold and by these presents does transfer and convey unto the said O. B. Hofstetter and wife, Marguerite Hofstetter (hereinafter called the "grantees") and to their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:- Being lot number "thirty" (30) in Block "E" on the plan of "Eastwood" as of record in Book 332, page 63, of the Register's Office for Davidson County, Tennessee. Said lot No. 30, fronts fifty (50) feet on the north side of Eastland Avenue (formerly known as Jackson Avenue) and extends back northerly between parallel lines 150 feet, more or less, to an alley,-

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their heirs and assigns, forever; and it is expressly covenanted and agreed by and between the said BRANSFORD REALTY COMPANY and said grantees as follows:

First—That no shop, store, factory, saloon, or business house of any kind, no hospital, asylum, or institution of like or kindred nature and no charitable institution shall be erected and maintained on the premises hereby agreed to be conveyed, but the said premises shall be occupied and used for residence purposes only, and not otherwise.

Second—That no residence or dwelling house costing less than $1500.00 shall be erected or kept on said lot.

Third—That no residence or dwelling house or other structure shall be erected or kept on said land, wholly or partly, within 35 feet of the street on which said lot fronts.

Fourth—That no swine shall be kept on said premises, and no nuisance of any kind shall be maintained or allowed thereon, nor any use thereof made or permitted which shall be noxious or dangerous to health.

Fifth—That neither the premises nor any part thereof shall be sold, aliened, conveyed to any person or persons of African blood or descent, and that no person or persons of African blood or descent shall own or acquire title thereto, either in fee or otherwise, or as tenants or lessees, but this covenant does not preclude or prohibit persons of African blood or descent from living on said premises in the capacity of servants.

The foregoing five stipulations, covenants and conditions are and shall be binding and obligatory upon, and shall be observed by the said grantees, and heirs, devisees, and assigns, until the first day of January, A.D. 1933; and it is expressly agreed that all and every of said stipulations, covenants and conditions shall attach to and run with the land, and shall be binding and obligatory upon all and every person or persons who may now or hereafter own, possess, occupy or use said premises or any part thereof, or any building or structure thereon, under any tenure whatsoever; and

The said BRANSFORD REALTY COMPANY covenants with the said grantees, that it is lawfully seized and possessed of said land, has a good right to convey it, and that it is unincumbered;

except by taxes for the year 1915, which the purchasers herby agree to pay off when due,

And the said BRANSFORD REALTY COMPANY does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said BRANSFORD REALTY COMPANY has caused its corporate name to be hereunto subscribed by Johnson Bransford, *its President, and its corporate seal to be hereto affixed by* J. A. Althauser, *its Secretary, on this, the* 12th *day of* March, *one thousand nine hundred and* fifteen *(A. D. 1915).*

(Seal) BRANSFORD REALTY COMPANY,

Attest J. A. Althauser *Secretary* By Johnson Bransford *President*

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Before me L. R. Anderson, *a Notary Public in and for said State and County, duly qualified and commissioned, personally appeared* Johnson Bransford *and* J. A. Althauser, *with whom I am personally acquainted, and who upon oath acknowledged themselves to be the president and secretary, respectively, of the BRANSFORD REALTY COMPANY, the within named bargainor, a corporation, and that they, as such president and secretary, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by said* Johnson Bransford, *as president, and affixing its corporate seal thereto and attesting same by said* J. A. Althauser *as secretary.*

WITNESS my hand and official seal at office in Nashville, Davidson County, State of Tennessee, this, the 20th *day of* March, 1915.

U. S. Rev. S. $3.00 (Seal) L. R. Anderson *Notary Public*

Received Mar. 22, 1915 at 10 :37 A. M.

Recorded Mar. 22, 1915

The within deed covered seven having been paid to the Trustful owner and holder thereof, and is hereby released on the within described property, held to secure the payment of said

Nashville, Tenn. April 1915

By Bransford Realty Co. J. A. Althauser, Secretary

FOR AND IN CONSIDERATION *of the sum of* One and no/100 ($1.00) DOLLARS,

paid and to be paid by in cash to the Richland Realty Company by the Bransford Realty Company, the *as follows:* receipt of which is hereby acknowledged, and for other good and valuable considerations,- The Richland Realty Company, a corporation organized and existing under the laws of the State of Tennessee, has bargained and sold, and by these presents does transfer and convey unto the said Bransford Realty Company, a corporation organized and existing under the laws of the State of Tennessee, (hereinafter called the grantee), and to its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, as follows: Being lots numbers four hundred, ninety seven (497) and four hundred ninety eight (498) in the Richland realty Company's division "C" the plan of which is of record in Book 421 page 31 of the Registers office for Davidson County, Tennessee. Said lots nos. 497 and 498 front together sixty (60) feet on the north side of Westbrook Avenue and extend back between lines 229½ feet, more or less, on the easterly margin and 219 feet, more or less, on the westerly margin to an alley in the rear, showing 50 feet each on said alley,

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, its successors and assigns, forever; and it is expressly covenanted and agreed by and between the said Richland REALTY COMPANY and said grantees as follows:

First—That no shop, store, factory, saloon, or business house of any kind, no hospital, asylum, or institution of like or kindred nature and no charitable institution shall be erected and maintained on the premises hereby agreed to be conveyed, but the said premises shall be occupied and used for residence purposes only, and not otherwise.

Second—That no residence or dwelling house costing less than $1500.00 shall be erected or kept on said lot.

Third—That no residence or dwelling house or other structure shall be erected or kept on said land, wholly or partly, within 35 feet of the street on which said lot fronts.

Fourth—That no swine shall be kept on said premises, and no nuisance of any kind shall be maintained or allowed thereon, nor any use thereof made or permitted which shall be noxious or dangerous to health.

Fifth—That neither the premises nor any part thereof shall be sold, aliened, conveyed to any person or persons of African blood or descent, and that no person or persons of African blood or descent shall own or acquire title thereto, either in fee or otherwise, or as tenants or lessees, but this covenant does not preclude or prohibit persons of African blood or descent from living on said premises in the capacity of servants.

The foregoing five stipulations, covenants and conditions are and shall be binding and obligatory upon, and shall be observed by the said grantees, and successors heirs, devisees, and assigns, until the first day of January, A.D. 1933; and it is expressly agreed that all and every of said stipulations, covenants and conditions shall attach to and run with the land, and shall be binding and obligatory upon all and every person or persons who may now or hereafter own, possess, occupy or use said premises or any part thereof, or any building or structure thereon, under any tenure whatsoever; and

The said Richland REALTY COMPANY covenants with the said grantees, that it is lawfully seized and possessed of said land, has a good right to convey it, and that it is unincumbered;

And the said Richland REALTY COMPANY does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to the said grantees, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Richland REALTY COMPANY has caused its corporate name to be hereunto subscribed by Johnson Bransford, vice *its President, and its corporate seal to be hereto affixed by* J. A. Althauser *its Secretary, on this, the* 12th *day of* March *one thousand nine hundred and* fifteen *(A. D. 1915).*

(seal) Richland REALTY COMPANY,

Attest J. A. Althauser *Secretary* By Johnson Bransford vice *President*

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Before me L. R. Anderson, *a Notary Public in and for said State and County, duly qualified and commissioned, personally appeared* Johnson Bransford vice *and* J. A. Althauser, *with whom I am personally acquainted, and who upon oath acknowledged themselves to be the president and secretary, respectively, of the Richland REALTY COMPANY, the within named bargainor, a corporation, and that they, as such president and secretary, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by said* Johnson Bransford, vice *president, and affixing its corporate seal thereto and attesting same by said* J. A. Althauser, *as secretary.*

WITNESS my hand and official seal at office in Nashville, Davidson County, State of Tennessee, this, the 22nd *day of* March 1915.

U.S.R.Stamps 50¢ (seal) L. R. Anderson *Notary Public*

Received March 25th, 1915 at 9:17 A.M.

Recorded March 25th, 1915.