African bleed or descent, and that no person or persons of African bleed 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 grantee, the heirs, devisees, and assigns thereof, until the first day of January A. D 1930, 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 Belmont Realty Company covenants with the said grantee, that it is lawfully seized and possessed of said land above described in fee simple, has a good right to convey it, and that it is unincumbered, And the said Belmont 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 grantee herein the heirs and assigns thereof, against the lawful claims of all persons whomsoever. In witness whereof, said Belmont Realty Company, which has no corporate seal has caused its corporate name to be hereunto subscribed by its President and by its Secretary and Treasurer, this 12th, day of Jan, 1916.

Belmont Realty Company

by W. W. Crandall President

by A. L. Moore Secretary and Treasurer

State of Tennessee, County of Davidson. Before me Geo. R. Gillespie, a notary Public in and for the State and County aforesaid, personally appeared W. W. Crandall and A. L. Moore, with whom I am personally acquainted, and who upon oath acknowledged themselves, to be the President and Secretary and Treasurer, respectively, of the Belmont Realty Company, the within named bargainer, a corporation, and that they as such President and such Secretary and Treasurer being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as President and Secretary and Treasurer, respectively. Witness my hand and official seal at my office in Nashville, Davidson County, Tennessee, this 12th day of Jany, A. D. 1916,

Seal Geo. R. Gillespie, Notary Public.

U. S. R. Stamps $2.00.

Received Jan. 12, 1916 at 3:17 P. M.

Recorded Jan. 12, 1916.

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NO. 72963.

The Belle Meade Co.) TO/DEED Jas. Palmer et ux)

KNOW ALL ME BY THE E PRE ENTSThat for and in consideration of the sum of four thousand and no/100 ($4,000.00) dollars; seventeen hundred fifty and no/100 ($1750.00) dollars, cash paid in hand, the receipt of which is hereby acknowledged, and for the transfer of other property, to wit:- Parts of lots Nos. 12, & 13 in John Shelby's 2nd Addition to Edgefield, now East Nashville, Tennessee, fronting 43 feet on FAtherland Street, and conveyed to James Palmer by deed recorded in Book No. 291, page 549, in the Register's Office of Davidson County, Tennessee, which property above described has been transferred to E. E. Adamson at the request of the Belle Meade Company , the receipt of which is hereby acknowledged; it is understood and agreed that said James Palmer is discharged from all liability of said notes; the said The Belle Meade Company, a corporation organized and existing under the laws of the State of Tennessee, has bargained and sold, and does hereby transfer and convey to James Palmer and wife, Mary Palmer(hereinafter called the grantee) the following lot or parcel of land lying and being in Davidson County, Tennessee, being lot number 29 in Block C of plan No. 2 of the Belle Meade Company, which is recorded in Plan Book No. 421, page 58, in the Register's Office in Davidson County, Tennessee, and which is referred to for description as part hereof, and a neutral strip of ten feet lying between the eastern boundary of the said lot and a stone wall which is the dividing line between this property and the lands of Tyne, formerly Forsythe, and which land being more particularly described as follows:- said lot No. 29 and the neutral strip fronts 283 feet on Warner Place beginning at the southeast corner of lot No. 24, and running on the north side of said Warner Place in an easterly direction 283 feet to a point in the middle of a stone wall, which is the property line of said lands; thence in a northerly direction 345 feet to the corner of lot No. 30; thence in a westerly direction along the line of lot No. 30, a distance of 268 feet to the corner of lots Nos. 23,24,29 and 30; thence in a southerly direction 310 feet to the beginning, and the said The Belle Meade Company gives to the said grantees the right to connect with its water main upon Warner Place, for one tap or connection upon the following conditions; first, that said tap is for the use of the lot herein conveyed and that the right shall not be transferred, assigned, leased or given for the use of any other property, and second, should The Belle Meade Company, build and put into operation a reservoir for the reinforcement of the water pressure in the pipes owned by said Company, the said grantees, to pay their pro rata part of a pumping charge, not to exceed seventy five cents per month for each connection; These conditions do not constitute a lien upon the property herein conveyed, but should the said grantees fail to perform said conditions, upon demand in writing by said Company, the said The Belle Meade Company shall have the right to discontinue the right of said grantees to use the water or the connections with the water main, and the right is also given to make one more tap or connection with said water main upon the same terms and conditions. To have and to hold to the said grantees, their heirs, successors, and assigns, forever; and it is expressly covenanted and agreed by and between The Belle Meade Company and said grantees as follows:- 1. 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. 2. That no residence, or dwelling house, shall be erected or kept on said land costing less than five thousand and no /100 ($5,000.00) dollars except as herein provided. 3. That no residence, or dwelling,house or other structure, shall be erected or kept on said land, wholly or partly within 75 feet of the front line of the highway on which said lot fronts, but a smaller dwelling costing not less than thirty five hundred and no/100 ($3,500.00) dollars may be constructed on said lot not nearer than 100 feet to Warner Place on which said lot fronts. 4. 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 5. That neither the premises nor any part thereof shall be sold, aliened conveyed or devised 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