[illegible] CASH IN HAND [illegible] JOSEPH. [illegible] HEIRS AND ASSIGNS, A CERTAIN TR- [illegible] AS FOLLOWS: BEING LOT NO. 28 [illegible] BOOK NO. 356. PAGE 154, R.O.D.C. TENN. SAID LOT NO. 28 FRONTS 50 FEET ON THE SOUTH MARGIN (OR SIDE LINE) AND RUNS BACK 187 FEET TO A DIVISION LINE IN SAID BLOCK, BEING [illegible] SAID NORTHERN DIVISION LINE, AND BEING PART OF THE SAME PROPERTY CONVEYED BY [illegible] WHITWORTH TO JOSEPH WARNER BY DEED RECORDED IN BOOK NO. 427. PAGE [illegible] R.O.D.C. FURTHER CONSIDERATION OF THE TRANSFER OF THIS PROPERTY, TO BE BY JOSEPH WARNER AND LILLIAN B. WARNER WIFE, I MRS. SUE ANDERSON SEXTON, HEREBY EXPRESSLY COVENANT, AND SHALL BINDING MY ESTATE TO AND WITH, THE SAID JOSEPH. WARNER AND WIFE, LILLIAN B. WARNER THEIR HEIRS, REPRESENTATIVES AND ASSIGNS AS FOLLOWS; FIRST THAT NO SHOP, FACTORY, STORE OR [illegible] HOUSE OF ANY KIND HOSPITAL, MUSEUM, OR INSTITUTION OF LIKE KINDRED NATURE, AND NO CHARITABLE [illegible] SHALL ERECTED AND MAINTAINED ON THE PREMISES SHALL BE OCCUPIED AND USED FOR RESIDENCE PURPOSES ONLY, AND NOT OTHERWISE. SECOND. THAT NO DWELLING COSTING NOT LESS THAN FIVE THOUSAND DOLLARS ($5000.00) SHALL BE ERECTED OR KEPT ON SAID LOT. THIRD. THAT NO RESIDENCE OR DWELLING HOUSE OR ANY OTHER STRUCTURE SHALL BE ERECTED OR KEPT ON SAID LAND, WHOLLY OR PARTLY WITHIN THIRTY-FIVE FEET ON THE FRONT LINE OF THE STREET ON WHICH SAID LOT FRONTS. FOURTH. THAT NO STABLE SHALL BE ERECTED OR KEPT ON SAID LAND WITHOUT THE CONSENT IN WRITING FIRST HAD AND OBTAINED OF JOSEPH WARNER, FIFTH. 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 OBNOXIOUS OR DANGEROUS TO HELTH SIXTH. THAT THE PREMISES, AND NO PART THEREOF SHALL BE SOLD, ALIENED. CONVEYED, OR DEVISED TO ANY PERSON OR PERSONS OF AFRICAN BLOOD OR DECENT, AND THAT NO PERSON OF AFRICAN BLOOD OR DECENT, SHALL ACQUIRE TITLE THERETO, EITHER IN FEE OR OTHERWISE, OR AS TENANTS OR LESSEES, BUT THIS COVENANT DOES NOT PRECLUDE OR PROHIBIT PERSON OR PERSONS OF AFRICAN BLOOD OR DECENT FROM LIVING IN THE CAPACITY OF SERVANTS ON SAID PREMISES. IT IS FURTHER CONTRACT AND AGREED. THAT THESE COVENANTS AND AGREEMENTS ARE EXPRESS COVENANTS, [illegible] RUN WITH THE LAND, AND SHALL BE BINDING UPON THE PURCHASER AND EVERY PURCHASER OR OWNER SUCCEEDING TO THIS LAND, TO AND INCLUDING THE FIRST DAY OF JANUARY 1962; AND IS IS EXPRESSLY UNDERSTOOD THAT A BREACH THEREOF WILL WORK A FORFEITURE, WITHOUT NOTICE TO THE PURCHASER

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said MRS. SUE ANDERSON SEXTON , HER heirs and assigns, forever. And WE DO FURTHER do covenant with the said MRS. SUE ANDERSON SEXTON that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered.

And WE do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to said MRS. SUE ANDERSON SEXTON heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 1ST day of JUNE 1921

Witness: JOSEPH. WARNER

LILLIAN B. WARNER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, [illegible] FRANK. B. WELCH, a Notary Public in and for said County and State, the within-named JOSEPH WARNER AND WIFE LILLIAN B. WARNER, the bargainor S., with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And LILLIAN B. WARNER WIFE of the said JOSEPH. WARNER, having appeared before me privately and apart from HER husband, the said LILLIAN. B. WARNER acknowledged the execution of the said instrument to have been done by HER freely, voluntarily, and understandingly, without compulsion or constraint from HER said husband, and for the purposes therein expressed.

Witness my hand and official seal, at Nashville, Tennessee, this 1ST day of JUNE 1921

SEAL FRANK B. WELCH, Notary Public.

[illegible] OWNER, AND WILL OPERATE TO CHANGE THE TITLE OF THIS PROPERTY TO REVERT TO JOSEPH WARNER, HIS HEIRS AND REPRESENTATIVES OR ASSIGNS.

U. S. REV. STAMP. $0.05

RECEIVED JUNE 1ST AT 10.00 P. M. 1921

For and in consideration of the sum of $601.33 SIX HUNDRED ONE AND 33/100 DOLLARS. TO BE PAID BY G. W. VAUGHN TO S. SOLOMON AS FOLLOWS: ONE NOTE EXECUTED BY THE SAID G. W. VAUGHN IN THE SUM OF SIX HUNDRED AND [illegible] AND THIRTY-THREE CENTS ($601.33) OF EVEN DATE HEREWITH PAYABLE TO THE ORDER OF THE SAID S. SOLOMON IN SIXTY DAYS AFTER DATE WITHOUT INTEREST UNTIL MATURITY , AND TO SECURE THE PAYMENT OF SAID NOTE, A LIEN IS HEREBY EXPRESSLY FIXED AND RETAINED UPON THE PROPERTY HEREIN CONVEYED, I, THE SAID S. SOLOMON, AN UNMARRIED MAN. HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID G. W. VAUGHN HIS HEIRS AND ASSIGNS, ACERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NO. 43 ON THE PLAN OF LENOX PLACE, AS RECORDED IN PLAN BOOK 161, PAGE [illegible] REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 43 FRONTS 51 FEET ON THE NORTH SIDE OF BOND AVENUE. AND RUNS BACK 140 FEET WITH THE EAST MARGIN OF A TEN FOOT ALLEY 140 FEET TO AN ALLEY, ON WHICH IT FRONTS 52,9 FEET. BEING A PART OF THE SAME PROPERTY CONVEYED TO THE SAID S. SOLOMON BY DEED OF S. F. SHIELDS ET UX, OF RECORD IN BOOK 323, PAGE 393, OF SAID REGISTER'S OFFICE,

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said G. W. VAUGHN. HIS heirs and assigns, forever. And I do covenant with the said G. W. VAUGHN that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered.

And I do further covenant and bind MYSELF , MY heirs and representatives, to warrant and forever defend the title to said land to said G. W. VAUGHN his heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY hand, this 31ST day of MAY 1921

Witness: S. SOLOMON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LOUIS LEFTWICH, a Notary Public in and for said County and State, the within-named S. SOLOMON AN UNMARRIED MAN, the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

And of the said, having appeared before me privately and apart from husband the said acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from said husband, and for the purposes therein expressed.

Witness my hand and official seal, at Nashville, Tennessee, this 31 day of MAY 1921

U. S. REV. STAMPS $1.00

SEAL LOUIS LEFTWICH, Notary Public.

RECEIVED JUNE 1ST AT 1. 30 P. M. 1921