NUMBER 63678 COMMERCE UNION BANK TR. TO E.G.HERTENSTEIN, RECORBED AUR.8TH, 1924

Pardon Nashville

For and in consideration of the sum of ($575.00) FIVE HUNDRED AND SEVENTY FIVE AND NO/100---- DOLLARS R PAID TO IT IN CASH BY E. G.HERTENSTEIN AND WIFE, LUCILE HERTENSTEIN THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

COMMERCE UNION BANK, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TENNESSEE, WITH HOME OFFICE AT NASHVILLE, TRUSTEE HAS BARGAINED AND SOLD, AND BY AND THESE PRESENTS DO TRANSFER AND CONVEY UTNO THE SAID E. G.HERTENSTEIN AND WIFE, LUCILE HERTENSTEIN, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NO.106 ON THE PLAN OF EASTDALE PLACE, BEING A SUBDIVISION OF PART OF LOT NO.4 IN THE DIVISION OF THE WILLIAM WILLIAMS LANDS ON THE GALLATIN TURNPIKE, AS OF RECORD IN BOOK 547, PAGE 28, AND 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY , TENNESSEE.

SAID LOT NO.106 FRONTS 100 (ONE HUNDRED) FEET ON THE NORTHERLY SIDE OF RIVERWOOD DRIVE AND RUNS BACK BETWEEN LINES 266.5 FEET ON THE EAST LINE AND 240.3 FEET ON THE WEST LINE, WITH THE EASTERLY MARGIN OF EASTDALE AVENUE, TO A DEAD LINE, AND SHOWS 169.6 FEET ON SAID DEAD LINE.

AND BEING PART OF THE SAME PROPERTY CONVEYED TO COMMERCE UNION BANK, TRUSTEE BY THE DEED OF STATE BANK & TRUST COMPANY, TRUSTEE, AND FOUND OF RECORD IN THE OFFICE OF THE REGISTER FOR DAVIDSON COUNTY, TENNESSEE IN BOOK NO.633, PAGE NO.469. AS A FURTHER CONSIDERATION OF THE TRANSFER OF THIS PROPERTY TO ME BY COMMERCE UNION BANK TRUSTEE, WE, E. G.HERTENSTEIN AND WIFE, LUCILE HERTENSTEIN, HEREBY EXPRESSLY COVENANT AND AGREE, BINDING OURSELVES, OUR HEIRS, SUCCESSORS OR ASSIGNS TO AND WITH THE SAID COMMERCE UNION BANK TRUSTEE, THEIR SUCCESSORS OR ASSIGNS AS FOLLOWS: FIRST: THAT NO SHOP, STORE, FACTORY OR OTHER BUSINESS OF ANY KIND , HOSPITAL, ASYLUM, OR INSTITUTION OR LIKE KINDRED NATURE, AND NO CHARITABLE INSTITUTION SHALL BE ERECTED AND MAINTAINED ON PROPERTY HEREBY CONVEYED, BUT THE PREMISES SHALL BE OCCUPIED AND USED FOR RESIDENCE PURPOSES ONLY AND NOT OTHERWISE.

SECOND: THAT NO DWELLING COSTING LESS THAN $3000.00 SHALL BE ERECTED OR KEPT ON SAID LOT HEREIN CONVEYED. THIRD: THAT NO RESIDENCE OR DWELLING OR OTHER STRUCTURE SHALL BE ERECTED OR KEPT ON SAID LAND WHOLLY OR PARTLY WITHIN 35 FEET OF THE FRONT LINE OF THE STREET OR AVENUE ON WHICH IT FRONTS, AND NO GARAGE, COAL HOUSE, OR OTHER OUTHOUSE BUILDING SHALL BE ERECTED OR KEPT ON SAID X

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said E. G.HERTENSTEIN AND WIFE, LUCILE HERTENSTEIN THEIR *heirs and assigns, forever. and* IT DOES *~~do~~ covenant with the said* E.G.HERTENSTEIN AND LUCILE HERTENSTEIN *that* IT IS *lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered.*

And COMMERCE UNION BANK, TRUSTEE DOES *do further covenant and bind* ITSELF, ITS SUCCESSORS *~~heirs~~ and representatives, to warrant and forever defend the title to said land to the said* E.G.HERTENSTEIN AND LUCILE HERTENSTEIN, THEIR *heirs and assigns, against the lawful claims of all persons whomsoever*

IN *~~Witness~~* WHEREOF, COMMERCE UNION BANK, TRUSTEE, DOES CAUSE ITS SIGNATURE TO BE HERETO ATTAC- *~~hand ---- this ---- day of~~*

~~Witness~~ HED BY ITS VICE PRESIDENT, EDWARD POTTER, JR., ATTESTED BY ITS CHIEF CASHIER, C.F.LOVELL THIS 26TH DAY OF MAY 1924. (SEAL) COMMERCE UNION BANK, TRUSTEE

ATTEST: C.F.LOVELL, CHIEF CASHIER BY EDWARD POTTER, JR. V.P.

STATE OF TENNESSEE, DAVIDSON COUNTY. Personally appeared before me, P.G.TERRY *a Notary Public in and for ~~said County and State, the within named~~* THE STATE AND COUNTY AFORESAID APPEARED EDWARD POTTER, JR., AND C. F.LOVELL UPON OATH ACKNOWLEDGED THEMSELVES TO BE VICE PRESIDENT AND CHIEF CASHIER RE- *the bargainor, with whom I am personally acquainted, and who ~~acknowledged that~~ ~~executed the within instrument for the purposes therein contained~~* SPECTIVELY OF THE COMMERCE UNION BNK, TRUSTEE, THE WITHIN NAMED BARGAINOR, A *~~of the said~~* CORPORATION, AND THAT THEY AS SUCH OFFICIALS, BEING AUTHORIZED SO TO DO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION AS TRUSTEE *~~Personally appeared before me privately and apart from husband the said~~* THE WITHIN NAMED BARGAINOR BY EDWARD POTTER, JR., AS SUCH VICE PRESIDENT, AND BY AFFIXING *~~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.~~* THE CORPORATE SEAL AND ATTESTING THE SAMEBY C. F.LOVELL AS SUCH CHIEF CASHIER.

Witness my hand and official seal at Nashville, Tennessee, this THE 26 D *day of* MAY 1924

(SEAL) P.G.TERRY, *Notary Public.*

X LAND WHOLLY OR PARTLY WITHIN 90 FEET OF THE FRONT OF SAID STREET OR AVENUE ON WHICH SAID PROPERTY FRONTS. FOURTH: THAT THE PREMISES NOR ANY X 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 O F AFRICAN BLOOD OR DESCENT SHALL ACQUIRE TITLE THERETO IN FEE OROTHERWISE OR AS TENANTS OR LESSEES, BUT THIS COVENANT DOES NOT PRECLUDE OR PORHIBIT PERSON OR PERSONS OF AFRICAN BLOODOR DESCENT FROM LIVING IN THE CAPACITY OF SERVANTS ON THE SAIDPREMISES. FIRTH: IT IS FURTHER CONTRACTED AND AGREED THAT THESE COVENANTS AND AGREEMENTS ARE EXPRESS COVENANTS WHICH RUN WITH THE LAND AND SHALL BE BEX BINDING UPON THE PURCHASER AND EVERY PURCHASER OR OWNER SUCCEEDING TO THIS LAND TO AND INCLUDING THE FIRST DAY OF JANUARY 1944.

U. S. R. S. $ 1.00
Rec'd. JULY 28, 1924 AT 2:06 P.M.

M NUMBER 63687 ELIZABETH KEYS GRAND ET AL TO JEFFERSON HOLT, RECORDED AUG.9, 1924

Pardon Nashville

For and in consideration of the sum of NINE HUNDRED & NO/100THS ($900.00) DOLLARS, CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ELIZABETH KEYS GRANT AND HUSBAND, W. E. GRANT, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFERSON HOLT, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE. DESCRIBED AS FOLLOWS:

BEING A LOT OF LAND ON THE EAST SIDE OF THIRD AVENUE, SOUTH, FORMERLY SOUTH COLLEGE STREET, BEGINNING AT A POINT 337 FEET SOUTH FROM THE SOUTHERLY MARGIN OF CHESTNUT STREET, AND RUNNING THENCE AT RIGHT ANGLES TO THIRD AVENUE SOUTHEAST 125 FEET, MORE OR LESS TO THE WESTERLY MARGIN OF AN ALLEY; THENCE ALONG SAID ALLEY SOUTHWARDLY 33 FEET TO A POINT; THENCE AT RIGHT ANGLES AND PARALLEL WITH THE SOUTHERLY MARGIN OF THIRD AVENUE, SOUTH, FORMERLY SOUTH COLLEGE STREET; THENCE ALONG THE EASTERLY MARGIN OF THIRD AVENUE, SOUTH, 33 FEET TO THE POINT OF BEGINNING, AND BEING THE SAME TRACT OF LAND CONVEYED TO ELIZABETH KEYS BY DEED FROM MAMIE B.EWING AND E.B.EWING, FOUND OF RECORD IN BOOK 505, PAGE 429, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

STATE OF ILLINOIS)
COOK COUNTY)

PERSONALLY APPEARED BEFORE ME, SAMUEL DOUGLAS WILLIAMS, JR. A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED W. E. GRANT, THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTEDTHE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT CHICAGO, ILL. THIS_____DAY OF JULY, 1924.

(SEAL) SAMUEL DOUGLAS WILLIAMS, JR.
NOTARY PUBLIC
MY COMMISSION EXPIRES JAN. 6TH, 1928

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JEFFERSON HOLT HIS *heirs and assigns, forever. and* WE *do covenant with the said* JEFFERSON HOLT *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,* EXCEPT FOR TAXES FOR THE YEAR 1924, WHICH ARE HEREBY ASSUMED BY THE PURCHASER.

And WE DO FURTHER *~~do further~~ covenant and bind* OURSELVES, OUR *heirs and representatives, to warrant and forever defend the title to said land to the said* JEFFERSON HOLT HIS *heirs and assigns, against the lawful claims of all persons whomsoever*

Witness OUR *hand* S *, this* 22ND *day of* JULY 1924
Witness: ELIZABETH KEYS GRANT
W. E.GRANT

STATE OF TENNESSEE, DAVIDSON COUNTY. Personally appeared before me, W.J.BLOOMER *a Notary Public in and for said County and State, the within-named* ELIZABETH KEYS GRANT *, the bargainor , with whom I am personally acquainted, and who acknowledged that* SHE *executed the within instrument for the purposes therein contained. And* ELIZABETH KEYS GRANT WIFE *of the said* W.E.GRANT *, having appeared before me privately and apart from* HER *husband, the said* ELIZABETH K KEYSGRANT *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 -- *day of* JULY 1924
(SEAL) W.J.BLOOMER, *Notary Public.*

COM.EXPRES JAN. 16, 1928

U. S. R. S., $ 1.00
Rec'd. July 28-1924 at 3:06 P.M.