NUMBER 18414 RECORDED SEPT 14,1927 S.C. AUSTIN, TR TO PHILLIPS & BUTTORFF MFG.CO.

For and in consideration of the sum of FIFTEEN HUNDRED & NO/100THS ($1,500.00) DOLLARS CASH IN HAND PAID BY PHILLIPS & BUTTORFF MANUFACTURING COMPANY,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.WE, S.C. AUSTIN,TRUSTEE, AND S.C. AUSTIN,INDIVIDUALLY AND WIFE, BESSIE AUSTIN,HAVE THIS DAY BARGAINED AND SOLD AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO THE SAID PHILLIPS & BUTTORFF MANUFACTURING COMPANY, OF NASHVILLE,TENNESSEE, A CORPORATION,ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TENNESSEE, ITS SUCCESSORS AND ASSIGNS, THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND ,LOCATED IN DAVIDSON COUNTY,TENNESSEE,TOWIT: BEING LOTS NOS.110 ,109,AND THE EASTERLY 25 FEET OF LOT NO.108 IN THE THOMAS HARDING ADDITION TO NASHVILLE,A PLAN OF WHICH IS OF RECORD IN BOOK NO.19, PAGE 24 REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

SAID PARCEL OF LAND FRONTS 125 FEET ON THE NORTHERLY SIDE OF HAMILTON STREET,AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET, MORE OR LESS TO AN ALLEY IN THE REAR.

BEING THE PROPERTY CONVEYED TO S.C. AUSTIN,TRUSTEE, BY DEED FROM AMERICAN ENAMEL WORKS, BY S.C. AUSTIN PRESIDENT,AND M.S. FLANIGAN, SECY.RECORDED IN BOOK N.652, PAGE 335 , REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said PHILLIPS & BUTTORFF MANUFACTURING COMPANY, ITS SUCCESSORS heirs and assigns, forever, and WE do covenant with the said PHILLIPS & BUTTORFF MANUFACTURING COMPANY,THAT WE ARE XXXX 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 the said PHILLIPS & BUTTORFF MANUFACTURING COMPANY, ITS SUCCESSORS XXXs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 20TH day of AUGUST 1927.

Witness: S.C. AUSTIN, TRUSTEE

S.C. AUSTIN
BESSIE AUSTIN

STATE OF TENNESSEE, DAVIDSON COUNTY. Personally appeared before me, LOUISE SOWELL a Notary Public in and for said County and State, the within-named S.C. AUSTIN,TRUSTEE, AND S.C. AUSTIN,INDIVIDUALLY AND WIFE, BESSIE AUSTIN, the bargainor S , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And BESSIE AUSTIN,WIFE of the said S.C. AUSTIN, having appeared before me privately and apart from HER husband -, the said BESSIE AUSTIN 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 25 day of AUGUST 1927.

(SEAL) LOUISE BOWELL Notary Public.
COM.EXPIRES JULY 19,1929.

U. S. R. S. $ NONE
Rec'd SEPT 2,1927 AT 3:10 P.M.

NUMBER 18739 RECORDED SEPT 14,1927 M.N. YOUNG,ET UX TO J.E. GRANDSTAFF,ET UX

For and in consideration of the sum of $500.00 FIVE HUNDRED & NO/100 - - - DOLLARS PAID BY J.E. GRANDSTAFF AND WIFE MOLLIE GRANDSTAFF,IN THE TRANSFER AND DELIVERY Ø TO M.N. YOUNG ,CERTAIN LIEN NOTES SIGNED BY JOHN A. MCCLAIN AND WIFE ROSALIE MCCLAIN,AND MADE PAYABLE TO J.E. GRANDSTAFF,AND ACCEPTED BY M.N. YOUNG AS CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, M.N. YOUNG AND WIFE RUBY M.YOUNG, HAVE BARGAINED AND SOLD,AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J.E. GRANDSTAFF AND WIFE MOLLIE GRANDSTAFF, 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.4 ON THE PLAN OF THE RE-SUBDIVISION OF LOTS 11 TO 17 INCLUSIVE OF I.C. MCMAHAN'S SUBDIVISION OF MAPLEWOOD LANDS,SAME BEING OF RECORD IN BOOK 547,PAGE 78 REGISTER'S OFFICE FOR SAID COUNTY.

SAID PLAN OF SAID RE-SUBDIVISION IS OF RECORD IN BOOK 547,PAGE 144 SAID REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.4 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF MCMAHAN STREET, OR AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 160 FEET TO A DEAD LINE,AND BEING A PART OF SAME PROPERTY CONVEYED TO M.N. YOUNG BY DEED OF SARAH E. MCMAHAN AND HUSBAND I.C. MCMAHAN AS OF RECORD IN BOOK 739, PAGE 584, REGISTER'S OFFICE FOR SAID COUNTY.

IT IS HEREBY COVENANTED AND AGREED BY AND BETWEEN THE PARTIES HERETO THAT THE FOLLOWING RESTRICTIONS AND CONDITIONS SHALL GOVERN SAID LOT.

FIRST: NO RESIDENCE SHALL BE BUILT ON SAID LOT TO COST LESS THAN $2000.00

SECOND: IF GARAGE HOUSE IS BUILT ON SAID LOT, SAME SHALL BE BUILT ON REAR OF SAID LOT.

THIRD; IN ADDITION TO ABOVE RESTRICTIONS, SAID LOT HEREIN CONVEYED SHALL NOT BE SOLD, TRANSFERRED , OR IN ANY WAY DEVISED OR CONVEYED TO ANY PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT,BUT THE SAME SHALL BE OCCUPIED BY WHITE PERSONS ONLY.

FOURTH;SAID LOT HEREIN CONVEYED SHALL NOT BE USED TO ERECT THEREON BUSINESS HOUSES OR ANY LIKE STRUCTURES,BUT SAME SHALL BE USED Ø FOR RESIDENTIAL PURPOSES ONLY.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said J.E. GRANDSTAFF AND WIFE, MOLLIE GRANDSTAFF THEIR heirs and assigns, forever, and WE do covenant with the said J.E. GRANDSTAFF AND WIFE MOLLIE GRANDSTAFF, 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, M.N. YOUNG AND WIFE RUBY M.YOUNG do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said J.E. GRANDSTAFF AND WIFE MOLLIE THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S , this 19TH day of AUGUST 1927.

Witness: M.N. YOUNG
RUBY M. YOUNG

STATE OF TENNESSEE, DAVIDSON COUNTY. Personally appeared before me, WM.R. MADDUX a Notary Public in and for said County and State, the within-named M.N. YOUNG AND WIFE RUBY M.YOUNG , the bargainor S , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And RUBY M.YOUNG, WIFE of the said M.N. YOUNG, having appeared before me privately and apart from HER husband , the said RUBY M.YOUNG 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 19 day of AUGUST 1927.

(SEAL) WM. R. MADDUX Notary Public
COM. EXPIRES JAN 9,1929.

U. S. R. S. $ NONE
Rec'd. SEPT 10,1927 AT 10:25 A.M.