NO. 53106 RECORDED JAN 9, 1930. W.E.REYNOLDS ET UX TO T.W.SADLER ET UX.

For and in consideration of the sum of SIX THOUSAND FIVE HUNDRED DOLLARS ($6500.00) & NO/100 DOLLARS, TWO THOUSAND FIVE HUNDRED DOLLARS ($2500.00) OF WHICH IS CASH TO US IN HAND PAID BY T.WALTON SADLER AND WIFE, CARRIE H.SADLER. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE BALANCE OF SAID CONSIDERATION, WE SAID T.WALTON SADLER AND WIFE, CARRIE H.SADLER, ASSUME AND AGREE TO PAY AN INDEBTEDNESS OF FOUR THOUSAND ($4000.00) DOLLARS, EVIDENCED BY NOTE, EXECUTED BY W.E.REYNOLDS AND BESSIE W.REYNOLDS TO THE NASHVILLE TRUST COMPANY, SECURED BY DEED OF TRUST TO A.B. BENEDICT, VICE-PRESIDENT, TRUSTEE, RECORDED IN BOOK 595, PAGE 442, R.O.D.C.TENNESSEE, WE, BESSIE W.REYNOLDS AND HUSBAND W.E.REYNOLDS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID T.WALTON SADLER AND WIFE, CARRIE H.SADLER, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LOT NO.124 ON THE MAP OF INGLEWOOD PLACE, AS OF RECORD IN BOOK NO.332, PAGE 101, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENN.

SAID LOT NO.124 FRONTS 100 FEET ON THE NORTH SIDE OF GREENFIELD AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 205 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO US BY T.H.WILHOITE, RECORDED IN BOOK NO.561, PAGE 312, R.O.D.C.TENNESSEE.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said T.WALTON SADLER AND WIFE, CARRIE H.SADLER, THEIR heirs and assigns, forever, and WE do covenant with the said T.WALTON SADLER AND CARRIE H.SADLER, 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 AS HEREINABOVE STATED.

And WE, BESSIE W.REYNOLDS AND W.E.REYNOLDS, do further covenant and bind OURSELVES, OUR, heirs and representatives, to warrant and forever defend the title to said land to the said T.WALTON SADLER, CARRIE H.SADLER, heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hands, this 26TH day of NOVEMBER, 1929.

Witness: BESSIE W.REYNOLDS
W.E.REYNOLDS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, TOM C.SHARP a Notary Public in and for said County and State, the within-named W.E.REYNOLDS AND WIFE BESSIE W.REYNOLDS, the bargainors, with whom I am personally acquainted, and who acknowedged that THEY executed the within instrument for the purposes therein contained.

And BESSIE W.REYNOLDS, WIFE of the said W.E.REYNOLDS, having appeared before me privately and apart from HER husband, the said BESSIE W.REYNOLDS, 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 26TH day of NOVEMBER, 1929.

(SEAL) TOM C.SHARP, Notary Public.

COM. EX. NOV. 6TH, 1933.

U. S. R. S. $ NONE
Rec'd. NOV 27, 1929 AT 9.57 A.M.

NO. 53744 RECORDED JAN 9, 1930. COMMERCE UNION BANK, TRUSTEE TO CHARLES FRED LUCAS ET UX.

For and in consideration of the sum of ($1650.00) SIXTEEN HUNDRED FIFTY & NO/100 DOLLARS, PAID AND SECURED TO BE PAID TO COMMERCE UNION BANK, TRUSTEE, BY CHARLES FRED LUCAS AND WIFE, REBECCA R.LUCAS, AS FOLLOWS: $150.00 IN CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER OF $1500.00 THE GRANTEES HEREIN HAVE THIS DAY EXECUTED AND DELIVERED A PROMISSORY LIEN NOTE IN THE AMOUNT OF $1500.00, AND BEING DUE ON OR BEFORE ONE YEAR THEREAFTER AND BEARING INTEREST AT THE RATE OF 6% PER ANNUM, PAYABLE AT MATURITY, SAID NOTE BEARING EVEN DATE HEREWITH, AND TO SECURE THE PAYMENT OF SAID NOTE AND INTEREST A LIEN IS HEREBY EXPRESSLY RETAINED ON THE PROPERTY HEREIN CONVEYED;

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 THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CHARLES FRED LUCAS AND WIFE REBECCA R.LUCAS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS NOS. 4 AND 5 ON THE MAP SHOWING SUBDIVISION OF PART OF LOT NO.29 IN RIVERWOOD SUBDIVISION, AS OF RECORD IN BOOK NO.843, PAGE 11, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENN., SAID LOT NO.4 FRONTS 215 FEET ON THE WESTERLY SIDE OF GLENSHADE DRIVE AND RUNS BACK 186½ FEET ON THE SOUTHERLY LINE AND 215 FEET ON THE NORTHERLY LINE TO A COURT, AND SHOWS 25 FEET ON SAID COURT; SAID LOT NO.5 FRONTS 210 FEET ON THE WESTERLY SIDE OF GLENSHADE DRIVE AND RUNS BACK 215 FEET ON THE SOUTHERLY LINE AND 202½ FEET ON THE NORTHERLY LINE TO A COURT, AND SHOWS 25 FEET ON SAID COURT, 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 SAID COUNTY IN BOOK NO.633, PAGE 469.

AS A FURTHER CONSIDERATION OF THE TRANSFER OF THIS PROPERTY TO US BY COMMERCE UNION BANK, TRUSTEE, WE, CHARLES FRED LUCAS AND WIFE, REBECCA R.LUCAS, HEREBY EXPRESSLY COVENANT AND AGREE, BINDING OURSELVES, OUR HEIRS, SUCCESSORS, OR ASSIGNS TO AND WITH THE SAID COMMERCE UNION BANK, TRUSTEE, ITS SUCCESSORS OR ASSIGNS AS FOLLOWS:

FIRST: THAT NO SHOP, STORE, FACTORY OR OTHER BUSINESS OF ANY KIND, HOSPITAL, ASYLUM, OR INSTITUTION OF LIKE OR 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 $4000.00 SHALL BE ERECTED OR KEPT ON SAID LOT HEREIN CONVEYED.

THIRD: THAT NO DWELLING OR RESIDENCE 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 LAND WHOLLY OR PARTLY WITHIN 60 FEET OF THE FRONT OF SAID STREET OR AVENUE ON WHICH SAID PROPERTY FRONTS.

FOURTH: THAT THE PREMISES NOR ANY PART THEREOF SHALL NOT 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 ACQUIRE TITLE THERETO IN FEE OR OTHERWISE OR AS TENANTS OR LESSEES, BUT THIS COVENANT DOES NOT PRECLUDE OR PROHIBIT PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING IN THE CAPACITY OF SERVANTS ON THE SAID PREMISES.*

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said CHARLES FRED LUCAS AND WIFE, REBECCA R.LUCAS, THEIR, heirs and assigns, forever, and IT DOES do covenant with the said CHARLES FRED LUCAS AND WIFE, REBECCA R.LUCAS, 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 CHARLES FRED LUCAS AND WIFE, REBECCA R.LUCAS, 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 ATTACHED BY ITS VICE PRESIDENT, EDWARD POTTER, JR., AND ATTESTED BY ITS CHIEF CASHIER, C.E.PEARSON AT NASHVILLE, TENN., THIS 27TH DAY OF NOV. 1929.

Witness hand, this day of

ATTEST: C.E.PEARSON, CHIEF CASHIER.

(SEAL) COMMERCE UNION BANK, TRUSTEE,
BY EDWARD POTTER, JR.
VICE PRESIDENT.

The entire debt secured hereinabove having been paid in full to the lawful owner and holder thereof, we hereby release the lien on the within described property, held to secure the payment of said debt. This 22 day of Nov 1930.
Attest:
Deputy Register

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, a Notary Public in and for said County and State, the within-named, the bargainor, with whom I am personally acquainted, and who acknowedged that 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 day of , Notary Public.

*FIFTH: IT IS FURTHER CONTRACTED AND AGREED THAT THESE COVENANTS AND AGREEMENTS ARE EXPRESS COVENANTS WHICH 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, 1944.

STATE OF TENNESSEE, DAVIDSON COUNTY.

BEFORE ME, J.H.TIDMAN, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED EDWARD POTTER, JR., AND C.E.PEARSON, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED THEMSELVES TO BE VICE PRESIDENT AND CHIEF CASHIER, RESPECTIVELY, OF THE COMMERCE UNION BANK, TRUSTEE, THE WITHIN NAMED BARGAINOR, A CORPORATION, AND THAT THEY AS SUCH OFFICIALS, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION AS TRUSTEE, THE WITHIN NAMED BARGAINOR, BY EDWARD POTTER JR. AS SUCH VICE PRESIDENT AND BY AFFIXING THE CORPORATE SEAL AND ATTESTING THE SAME BY C.E.PEARSON AS SUCH CHIEF CASHIER.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 9TH DAY OF DECEMBER, 1929.

U S R $0.00
REGD. DEC 26, 1929 AT 2.00 P M

COM. EX. JULY 9, 1933. (SEAL) J.H.TIDMAN, NOTARY PUBLIC.