NO.33552,RECORDED AUG. 24,1928. JACOB HOSTETTLER TO EVA FELDER LYELL ET AL

51219 MARSHALL & BRUCE CO., NASHVILLE

For and in consideration of the sum of ($5.00) FIVE AND 00/100 DOLLARS CASH, AND OTHER VALUABLE CONSIDERATIONS,

I, JACOB HOSTETTLER, (A WIDOWER) HAVE BARGAINED,AND SOLD,AND BY THESE PRESENTS DO TRANSFER,AND CONVEY UNTO THE SAID EVA FELDER LYELL,AND HUSBAND,F. L. LYELL, THEIR HEIRS,AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NUMBER 23 ON THE MAP OF T.W.CRUTCHER AND COMPANY'S SUBDIVISION OF THE JACOB HOSTETTLER SUBDIVISION OF LOTS NUMBERS 1, 2, AND 3 OF THE BAIN TRACT AS OF RECORD IN BOOK 547, PAGE 136, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

SAID LOT NUMBER 23 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF SWEETBRIER AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES,160 FEET TO A DEAD LINE,AND BEING PART OF THE SAME PROPERTY CONVEYED TO JACOB HOSTETTLER BY DEED OF W.F.MARCH,AND WIFE, SALLIE E.MARCH , OF RECORD IN BOOK 208, PAGE 85 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY , TENNESSEE,AND PART OF THE SAME PROPERTY CONVEYED TO JACOB HOSTETTLER BY DEED OF M.K. PENNINGTON AND WIFE LOU C.PENNINGTON OF RECORD IN BOOK 286, PAGE 444, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

PURCHASERS ASSUME,AND AGREE TO PAY TAXES FOR THE YEAR 1928.

AS A FURTHER CONSIDERATION OF THE TRANSFER, OF THIS PROPERTY TO EVA FELDER LYELL AND HUSBAND, F.L.LYELL BY JACOB HOSTETTLER,THE SAID EVA FELDER LYELL,AND HUSBAND, F.L.LYELL, BEREBY EXPRESSLY COVENANT AND AGREE BINDING THEIR ESTATE, THEIR HEIRS SUCCESSORS,AND ASSIGNS AS FOLLOWS:

FIRST:THAT NO SHOP, STORE FACTORY SALOON OR BUSINESS HOUSE OF ANY KIND,NO HOSPITAL OR INSTITUTION OF KINDRED NATURE NO CHARITABLE INSTITUTION SHALL BE ERECTED AND MAINTAINED ON THE PREMISES HEREIN ABOVE CONVEYED,BUT THE PREMISES SHALL BE OCCUPIED,AND USED FOR RESIDENCE PURPOSES ONLY AND NOT OTHERWISE.

SECOND: THAT NO RESIDENCE,OR DWELLING HOUSE SHALL BE ERECTED OR MAINTAINED ON THE HEREIN CONVEYED LOT COSTING LESS THAN $5000.00 AND IS TO BUILT OF BRICK, STONE,HOLLOW TILE,CONCRETE BLOCK OR CONSTRUCTION OTHER THAN FRAME.

THIRD: THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED ON SAID LAND,WHOLLY OR PARTLY WITHIN 25 FEET OF THE STREET LINE ON WHICH SAID LOT FRONTS.

FOURTH: THAT NEITHER THE PREMISES OR 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 ACQUIRE TITLE THERETO,EITHER IN FEE OR OTHERWISE OR AS TENANTS OR LESSEES,BUT THIS COMENANT DOES NOT PRECLUDE OR PROHIBIT PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON SAID PREMISES IN THE CAPACITY OF SERVANTS. THE FOREGOING FOUR STIPULATIONS,COVENANTS AND CONDITIONS SHALL BE BINDING AND OBLIGATORY UPON AND SHALL BE OBSERVED BY THE SAID GRANTEE,HIS HEIRS,DEVISEES,AND ASSIGNS UNTIL THE FIRST DAY OF JANUARY A. D.1945,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 OR HEREAFTER OWN,POSSESS,OCCUPY OR USE THE SAID PREMISES OR ANY PART THEREOF,OR ANY BUILDING OR STRUCTURE THEREON UNDER ANY TENURE WHATSOEVER.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said EVA FELDER, LYELL,AND HUSBAND, F.L.LYELL, THEIR, heirs and assigns, forever, and EVA FELDER LYELL,AND HUSBAND , F.L.LYELL, do covenant with the said 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,JACOB HOSTETTLER do further covenant and bind MYSELF,MY heirs and representatives, to warrant and forever defend the title to said land to the said EVA FELDER LYELL,AND HUSBAND, F.L. LYELL,THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 15TH day of AUGUST,1928.

Witness: JACOB HOSTETTLER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, T.W. CRUTCHER a Notary Public in and for said County and State, the within-named JACOB HOSTETTLER (A WIDOW) the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

And wife 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 15TH day of AUGUST, 1928

Commission Expires day of APRIL 8/1929 19 (Seal) T.W.CRUTCHER Notary Public.

Rec'd. AUG. 15,1928 AT 3:55 P.M.
U.S.R.S. $ NONE

NO. 33524,RECORDED AUG. 25,1928. GEO. W. KILLEBREW ETUX TO MRS.MARTHA K.LANIER

51219 MARSHALL & BRUCE CO., NASHVILLE

For and in consideration of the sum of FIVE & 00/100 ($5.00) DOLLARS TO US CASH IN HAND PAID BY MRS.MARTHA K.LANIER, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS,- WE,DONNA F.KILLEBREW,AND HUSBAND, GEORGE W.KILLEBREW,HAVE BARGAINED,AND SOLD,AND BY THESE PRESENTS DO TRANSFER,AND CONVEY UNTO THE SAID MRS.MARTHA K.LANIER, TO HER SOLE AND SEPARATE USE, AND ESTATE, FREE FROM THE DEBTS,CONTRACTS,AND LIABILITIES OF HER PRESENT OR ANY FUTURE HUSBAND,WITH FULL POWER TO BIND,MORTGAGE,SELL,CONVEY,AND CONTRACT IN REGARD THERETO, THE SAME AS IF SHE WERE A FEME SOLE,AND TO HER HEIRS,AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:-BEGINNING AT A POINT IN THE WEST MARGIN OF LYNWOOD TERRACE AT THE NORTHEAST CORNER OF LOT NO.16 IN LYNWOOD SUBDIVISION;THENCE SOUTH 68-1/2 DEGREES WEST 306 1/2 FEET TO A POINT;THENCE SOUTH 5-1/2 DEGREES EAST 74-3/4 DEGREES FEET TO A POINT IN THE NORTH LINE OF LOT NO 16; THENCE WITH SAID LINE SOUTH 55-1/2 DEGREES WEST 31-1/2 FEET TO THE NORTHWEST CORNER OF LOT NO 16; THENCE WITH THE WEST LINE OF SAID LOT SOUTH 27-1/2 DEGREES EAST 112-3/4 FEET TO A POINT;THENCE NORTH 56-1/2 DEGREES EAST 323 FEET TO A POINT IN THE WEST MARGIN OF LYNWOOD TERRACE; THENCE WITH THE WESTERLY MARGIN OF SAID STREET NORTH 7-1/2 DEGREES WEST 126-3/4 FEET TO THE BEGINNING,BEING THE NORTH HALF OF LOT NO 16, AND A SMALL TRIANGLE OF E.L.HAMPTON'S HOME PLACE, AND A PART OF GEO. W.KILLEBREW'S HOME PLACE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MARTHA K. LANIER, HER, heirs and assigns, forever, and WE COVENANT with the said 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 the said MARTHA K.LANIER, HER, heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hands, this THE 14TH day of JULY 1928

Witness: DONNA F.KILLEBREW

GEORGE W.KILLEBREW

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, THOS J.WRIGHT a Notary Public in and for said County and State, the within-named GEORGE W.KILLEBREW,AND WIFE, DONNA F.KILLEBREW the bargainor, S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And DONNA F.KILLEBREW wife of the said GEORGE W.KILLEBREW, having appeared before me privately and apart from HER husband, the said DONNA F.KILLBREW 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 14TH day of JULY, 1928

Commission Expires 10 day of JULY 1929 (Seal) THOS J.WRIGHT Notary Public.

Rec'd. AUG. 16,1928 AT 12:25 P.M.
U.S.R.S. $ NONE