NUMBER 41838, RECORDED MARCH 14,1929. R.W.GRIZZARD ET UX TO MILDRED GOODPASTURE ADAMS.

For and in consideration of the sum of TWENTY FIVE HUNDRED AND NO/100 DOLLARS CASH IN HAND PAID TO R.W.GRIZZARD, AND WIFE,GERTRUDE W.GRIZZARD,BY MILDRED GOODPASTURE ADAMS,RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, R.W.GRIZZARD,AND WIFE,GERTRUDE W.GRIZZARD,HAVE BARGAINED,AND SOLD,AND BY THESE PRESENTS DO TRANSFER,AND CONVEY UNTO THE SAID MILDRED GOODPASTURE, ADAMS, HER HEIRS,AND ASSIGNS, AN CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

THE EASTERLY 100 FEET OF LOT NO.21 OF BLOCK "L" ON THE MAP OF THE WHITLAND REALTY COMPANY'S SUBDIVISION,AS OF RECORD IN BOOK 332,PAGE 141,R.O.D.C. TENNESSEE.

SAID PART OF LOT NO 21 FRONTS 100 FEET ON THE NORTHERLY SIDE OF BRIGHTON AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 320 FEET MORE OR LESS TO THE LINE BETWEEN LOTS NOS 21 AND 22.

IT IS EXPRESSLY COVENANTED AND AGREED BY AND BETWEEN R.W.GRIZZARD AND WIFE GERTRUDE W.GRIZZARD AND MILDRED GOODPASTURE ADAMS AS FOLLOWS:-

1. THAT NO SHOP, STORE,FACTORY SALOON OR BUSINESS HOUSE OF ANY KIND NO HOSPITAL ASYLUM OR INSTITUTION OF LIKE OR KINDRED NATURE AND NO CHARITABLE INSTITUTION SHALL BE ERECTED OR AND MAINTAINED ON THE PREMISES HEREBY AGREED TO BE CONVEYED BU THE SAID PREMISES SHALL BE OCCUPIED AND USED FOR RESIDENCE PURPOSE ONLY AND NOT OTHERWISE.
2. THAT NO RESIDENCE,OR DWELLING HOUSE SHALL BE ERECTED OR KEPT ON SAID LAND COSTING LESS THAN $5000.00.
3. THAT NO RESIDENCE OR DWELLING HOUSE OR OTHER STRUCTURE SHALL BE ERECTED OR KEPT ON SAID LAND WHOLLY OR PARTLY WITHIN FIFTY FEET OF THE FRONT LINE OF THE STREET ON WHICH SAID LOT FRONTS.
4. 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 NOXIOUS OR DANGEROUS TO HEALTH.
5. THAT NEITHER THE PREMISES NOR 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 OR ACQUIRE TITLE THERETO EITHER IN FEE OR OTHERWISE OR AS TENANTS OR LESSEES; BUT THIS COVENANT DOES NOT PRECLUDE OR PROHIBIT PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON THE SAID PREMISES IN THE CAPACITY OF SERVANTS.

THE FOREGOING FIVE STIPULATIONS, COVENANTS AND CONDITIONS ARE AND SHALL BE BINDING AND OBLIGATORY UPON AND SHALL BE OBSERVED BY THE SAID GRANTEE AND HEIRS DEVISES, SUCCESSORS AND ASSIGNS, UNTIL THE FIRST DAY OF JANUARY A.D.1933, 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 NOW OR HEREAFTER OWN,POSSESS OCCUPY OR USE 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 MILDRED GOODPASTURE ADAMS,HER, , heirs and assigns, forever, and WE do covenant with the said MILDRED GOODPASTURE ADAMS, 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 1929 STATE AND COUNTY TAXES, WHICH THE PURCHASER ASSUMES AND AGREES TO PAY.,

And WE R.W.GRIZZARD AND WIFE GERTRUDE W. GRIZZARD do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said MILDRED GOODPASTURE ADAMS,HER., heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 27TH day of FEBRUARY, 1929

Witness: R.W.GRIZZARD

GERTRUDE W. GRIZZARD.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JNO A. BOLLING. a Notary Public in and for said County and State, the within-named R.W.GRIZZARD AND WIFE GERTRUDE W. GRIZZARD the bargainors, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And GERTRUDE W. GRIZZARD WIFE wife of the said R.W.GRIZZARD, having appeared before me privately and apart from HER husband, the said GERTRUDE W. GRIZZARD. 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 2ND day of MARCH, 1929

Commission Expires 3RD day of AUG. 1930 (Seal) JNO A. BOLLING

Notary Public.

Rec'd. MARCH 8 1929 AT 11:48 A.M.

DEED OF CORRECTION

NUMBER 41846,RECORDED MARCH 14,1929.A.C.HOLDER ET UX TO KITTIE GREEN

DEED OF CORRECTION

For and in consideration of the sum of ONE HUNDRED ($150.00) FIFTY DOLLARS CASH IN HAND TO US PAID,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, A.C.HOLDER AND WIFE,MARY J.HOLDER, HAVE BARGAINED,AND SOLD,AND BY THESE PRESENTS DO TRANSFER,AND CONVEY UNTO THE SAID KITTIE GREEN (A WIDOW) HER HEIRS,AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE,AS FOLLOWS: BEING THE WESTERLY 25 FEET OF LOT NO.142 INSTEAD OF THE WESTERLY TWENTY FIVE FEET OF LOT NO.143 AS RECORDED IN OTHER DEED TO KITTIE GREEN (A WIDOW) FROM A.C.HOLDER, AND WIFE,MARY J.HOLDER RECORDED MAY 23,1928,IN BOOK 747, PAGE 615, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE IN THE PLAN OF THE SUBDIVISION OF THE HEFFERNAN PLACE, A PLAN OF WHICH SUBDIVISION IS OF RECORD IN BOOK NO 161,PAGE 138,R.O.D.C.TENNESSEE. SAID TWENTY FIVE FEET OF LOT NO.142 FRONTS 25 FEET ON THE NORTH SIDE OF ALBION STREET,AND EXTENDS BACK BETWEEN PARALLEL LINES 140 FEET TO AN ALLEY IN THE REAR. THIS BEING 25 FEET OF THE SAME PROPERTY CONVEYED TO A.C.HOLDER,AND WIFE MARY J. HOLDER, BY RICHARD S.WEST,AND WIFE,KAREN M.WEST, AS OF RECORD IN BOOK NO.446, PAGE 280, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE. THIS DEED IS GIVEN TO CORRECT THE ERROR MADE IN GOOD FAITH AS TO THE LOT NUMBER BEING 143 WHEN IT SHOULD HAVE BEEN 142,AND WAS MADE WITH NO INTENT OR PURPOSE TO DISTURB THE CONTRACT BETWEEN THE SAID A.C.HOLDER,AND WIFE,AND KITTIE GREEN.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said KITTIE GREEN,HER , heirs and assigns, forever, and WE do covenant with the said KITTIE GREEN 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 KITTIE GREEN HER , heirs and assigns, against the lawful claims of all persons whomsoever A LIEN IS EXPRESSLY RETAINED UPON THE PROPERTY HEREIN CONVEYED TO SECURE ALL THE DEFERRED PAYMENTS OF PURCHASE MONEY .

Witness OUR hands, this 1ST day of MARCH 1929

Witness: A.C.HOLDER

MARY J.HOLDER

STATE OF TENNESSEE, DAVIDSON COUNTY. ACK.BEFORE NOTARY PUBLIC

Personally appeared before me, AMBROSE BENNETT a Notary Public in and for said County and State, the within-named A.C.HOLDER,AND WIFE ,MARY J.HOLDER the bargainors, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And MARY J.HOLDER wife of the said A.C.HOLDER, having appeared before me privately and apart from HER husband, the said MARY J.HOLDER 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 MARCH, 1929

Commission Expires 8 day of APRIL 1930 (Seal) AMBROSE BENNETT

Notary Public.

Rec'd. MARCH 8,1929 AT 1:41 P.M.