STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME FRED K.JONES A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED ED BROWN,A.N.DUNCAN W.T.BURGESS, NOBLE FIELDS AND L.O. BURROUGHS WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED THEMSELVES TO BE TRUSTEES FOR COFERS CHAPEL FREE WILL BAPTIST CHURCH THE BARGAINORS AND THAT THEY AS SUCH TRUSTEES BEING DULY AUTHORIZED SO TO DO EXECUTED THE WITHIN (AFORESAID) INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THEIR NAMES AS TRUSTEES OF COFERS CHAPEL FREE WILL BAPTIST CHURCH.

WITNESS MY HAND AND SEAL AT OFFICE IN NASHVILLE,TENNESSEE THIS THE 30 DAY OF JUNE 1930

(SEAL) FRED K.JONES,

NOTARY PUBLIC

MY COM EX OCT 12TH 1931

REC'D JULY 23 1930 AT 10:55 A.M.

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NUMBER 62330 RECORDED JULY 24,1930

AMERICAN TRUST CO TR

TO WARRANTY DEED

MRS.EMMA E THOMAS

FOR AND IN CONSIDERATION OF THE SUM OF ONE THOUSAND ONE HUNDRED TWENTY FIVE AND NO/100 ($1125.00) DOLLARS CASH IN HAND PAID BY MRS.EMMA E.THOMAS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AMERICAN TRUST COMPANY,AS TRUSTEE,UNDER THE WILL OF L.G.NOEL, DECEASED,PURSUANT TO THE POWER,AND AUTHORITY VESTED IN IT BY SAID WILL WHICH APPEARS OF RECORD IN WILL BOOK NO 43,PAGE 394, COUNTY COURT OF DAVIDSON COUNTY,TENNESSEE, HAS BARGAINED,AND SOLD,AND BY THESE PRESENTS DOES TRANSFER,AND CONVEY UNTO THE SAID MRS.EMMA E.THOMAS, HER HEIRS,AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

THE EASTERLY FORTY (40) FEET OF LOT NO 6 AND THE WESTERLY THIRTY FIVE (35) FEET OF LOT NO 7 ON THE PLAN SHOWING SUBDIVISION OF THE SOUTH PART OF DR. L.G.NOEL'S PROPERTY AS OF RECORD IN BOOK 547, PAGE 105 REGISTER'S OFFICE FOR SAID COUNTY. SAID PARTS OF LOTS NOS 6 AND 7 FRONT TOGETHER 75 FEET ON THE NORTHERLY SIDE OF GALE AVENUE,AND RUN BACK BETWEEN PARALLEL LINES ONE HUNDRED FIFTY (150) FEET TO A DEAD LINE.

BEING PART OF THE SAME PROPERTY CONVEYED TO L.G.NOEL, BY DEED OF LEWIS T.BAXTER,CLERK,BOOK 77,PAGE 175, AND BOOK 77,PAGE 247,R.O.D.C.TENNESSEE,

GRANTOR EXPRESSLY CONVEYS AN EASEMENT TO THE GRANTEE ACROSS THE REAR LINE OF THE LOTS IN THIS SUBDIVISION TO THE EAST FOR THE PURPOSE OF CONNECTING SEWER LINES.

GRANTOREXPRESSLY RESERVES AN EASEMENT ACROSS THE REAR LINE OF SAID PROPERTY FOR THE PURPOSE OF CONNECTING SEWER LINES,FOR OTHER LOTS IN THIS SUBDIVISION FROM THE WEST.

THE ABOVE DESCRIBED LAND IS CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS AND LIMITATIONS WHICH ARE EXPRESSLY MADE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING ON THE GRANTEE HER HEIRS,AND ASSIGNS,FOR A PERIOD OF THIRTY (30) YEARS FROM JULY 28,1926, TO WIT:

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

SECOND: THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED OR KEPT ON SAID LOT OR PART THEREOF THAT SHALL COST LESS THAN THE SUM OF FIVE THOUSAND AND NO/100 ($5,000.00) DOLLARS.

THIRD: THAT NO RESIDENCE OR DWELLING HOUSE OR OTHER STRUCTURE SHALL BE ERECTED OR OCCUPIED ON SAID LOT OR PART THEREOF WHOLLY OR PARTLY WITHIN THIRTY (30) FEET OF THE FRONT LINE OF THE STREET ON WHICH SAID LOT FRONTS.

FOURTH: 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.

FIFTH: 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 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 SAID PREMISES IN THE CAPACITY OF SERVANTS.

TO HAVE,AND TO HOLD SAID REAL ESTATE WITH THE APPURTENANCES,ESTATE,TITLE,AND INTEREST THERETO BELONGING TO THE SAID MRS.EMMA E THOMAS HER HEIRS,AND ASSIGNS FOREVER. AMERICAN TRUST COMPANY,AS TRUSTEE,COVENANTS,AND BINDS ITSELF,ITS SUCCESSORS,AND ASSIGNS, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID REAL ESTATE TO THE SAID MRS.EMMA E THOMAS HER HEIRS,AND ASSIGNS,AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY OR THROUGH IT,AS TRUSTEE,BUT NO FURTHER OR OTHERWISE.

IN WITNESS WHEREOF THE SAID AMERICAN TRUST COMPANY HAS CAUSED ITS CORPORATE NAME AS TRUSTEE UNDER THE WILL OF L.G.NOEL ,DECEASED, TO BE SIGNED HERETO AND ITS CORPORATE SEAL TO BE AFFIXED AND ATTESTED BY ITS OFFICERS THERETO, DULY AUTHORIZED ON THIS THE 22ND DAY OF JULY,1930.

(SEAL) AMERICAN TRUST COMPANY,TRUSTEE UNDER THE WILL OF L.G.NOEL ,DECEASED.

BY V.I.WITHERSPOON, VICE PRESIDENT

ATTEST: K.H.DODSON ,SECRETARY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME BERTHA HAURY , A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, V.I.WITHERSPOON,AND K.H.DODSON, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON OATH, ACKNOWLEDGED THEMSELVES TO BE THE VICE PRESIDENT,AND SECRETARY,RESPECTIVELY OF THE AMERICAN TRUST COMPANY, THE BARGAINOR, A CORPORATION, AND THAT THEY AS SUCH VICE PRESIDENT,AND SECRETARY, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID CORPORATION, AS TRUSTEE, UNDER THE WILL OF L.G.NOEL, DECEASED, FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF SUCH CORPORATION AS TRUSTEE BY THE SAID V.I.WITHERSPOON,AS SUCH VICE PRESIDENT, AND BY AFFIXING THE CORPORATE SEAL AND ATTESTING SAME BY THE SAID K.H.DODSON,AS SUCH SECRETARY.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE,TENNESSEE, THIS 22ND DAY OF JULY,1930.

MY COM.EXP JAN 5-1932 (SEAL) BERTHA HAURY,NOTARY PUBLIC

REC'D JULY 23,1930 AT 11:35 A.M.

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