EXPRESSED.

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

(SEAL) FRANK A.SMITH,
NOTARY PUBLIC.

MY COM.EX. APRIL 8, 1930.

RECD OCT 14,1930 AT 12:07 P M

.....

NO. 65880 RECORDED OCT 15,1930.

AMERICAN TRUST COMPANY,TRUSTEE.,

TO DEED

HENRIETTA W.VAUPEL.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR THE CONSIDERATION HEREINAFTER EXPRESSED, THE AMERICAN TRUST COMPANY (A CORPORATION), TRUSTEE, HAS THIS DAY BARGAINED AND SOLD AND DOES HEREBY TRANSFER AND CONVEY TO HENRIETTA W. VAUPEL, HER HEIRS AND ASSIGNS, CERTAIN LOT OF LAND LOCATED IN THE CITY OF NASHVILLE, DAVIDSON COUNTY,TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT NO.124 AND THE SOUTHERLY 6 FEET OF LOT NO.125 ON THE MAP OF BELMONT TERRACE, AS OF RECORD IN BOOK NO.421, PAGE 101, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO.124 AND SOUTHERLY PART OF LOT NO.125 FRONT TOGETHER, 80 FEET ON THE EASTERLY SIDE OF BRIGHTWOOD AVENUE, AS CHANGED, BY AGREEMENT OF RECORD IN BOOK NO.716, PAGE 2, AND RUNS BACK BETWEEN PARALLEL LINES,WITH THE NORTHERLY MARGIN OF WILDWOOD AVENUE, 176.5 FEET, MORE OR LESS, TO AN ALLEY.

THE CONSIDERATION FOR SAID LAND IS THE CONDITIONS AND LIMITATIONS HEREINAFTER EXPRESSED AND THE SUM OF SIX HUNDRED FIFTY & NO/100 DOLLARS, ($650.00) WHICH THE SAID HENRIETTA W.VAUPEL HAS PAID THE SUM OF SIX HUNDRED FIFTY ($650.00) & NO/100 DOLLARS, CASH, THE RECEIPT OF WHICH IS ACKNOWLEDGED.

TO HAVE AND TO HOLD SAID LAND TO THE SAID HENRIETTA W.VAUPEL, HER HEIRS AND ASSIGNS, FOREVER; AND IT IS EXPRESSLY COVENANTED AND AGREED BY AND BETWEEN THE SAID TRUSTEE AND THE SAID HENRIETTA W.VAUPEL, AS FOLLOWS:

1. THAT NO SHOP,STORE, FACTORY, BUSINESS HOUSE, HOSPITAL, ASYLUM, OR INSTITUTION OF LIKE OR KINDRED NATURE, AND NO CHARITABLE INSTITUTION,SHALL BE ERECTED AND MAINTAINED ON THE PREMISES HEREIN CONVEYED, BUT THE SAID PREMISES SHALL BE OCCUPIED AND USED FOR RESIDENCE PURPOSES ONLY, AND NOT OTHERWISE;

2. THAT NO RESIDENCE, OR DWELLING HOUSE,SHALL BE ERECTED OR KEPT ON SAID LAND COSTING LESS THAN SIX THOUSAND DOLLARS UNDER A REASONABLE ESTIMATE.

3. THAT NO RESIDENCE OR DWELLING HOUSE OR OTHER STRUCTURE,SHALL BE ERECTED ON SAID LAND, WHOLLY OR PARTLY, WITHIN THIRTY FEET OF THE FRONT LINE OF THE STREET OR AVENUE ON WHICH SAID LAND FRONTS;

4. THAT NO PRIVY SHALL BE BUILT ON SAID LAND EXCEPT IT BE LOCATED IN SOME BUILDING WHICH WILL CONCEAL ITS IDENTITY;

5. 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 OBNOXIOUS TO HEALTH;

6. THAT NEITHER SAID LAND 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 OF AFRICAN BLOOD OR DESCENT SHALL OWN OR ACQUIRE TITLE THERETO, EITHER BY PURCHASE OR DEVISE, OR AS TENANTS OR LESSEES; BUT THIS COVENANT DOES NOT PREJUDICE OR PROHIBIT PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON SAID LAND IN THE CAPACITY OF SERVANTS.

7. THE FOREGOING SIX 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 THE SAID PREMISES OR ANY PART THEREOF, OR ANY DWELLING OR STRUCTURE THEREON, UNDER ANY TENURE WHATSOEVER, FOR THE PERIOD OF TWENTY-FIVE YEARS FROM THE DATE HEREOF.

THE AMERICAN TRUST COMPANY, TRUSTEE, DOES HEREBY TRANSFER AND ASSIGN TO HENRIETTA W.VAUPEL, HER HEIRS AND ASSIGNS, ALL THE RIGHT AND BENEFIT OF THE COVENANTS AND WARRANTIES CONTAINED IN THE DEED TO IT RECORDED IN SAID REGISTERS OFFICE, BOOK 780, PAGE 228, IN AS FULL AND AMPLE A MANNER AS UNDER SAID DEED SAID TRUSTEE CAN OR SHOULD, BUT SAID AMERICAN TRUST COMPANY CONVEYS AND ASSIGNS AS TRUSTEE AND NOT OTHERWISE.

IN TESTIMONY WHEREOF, THE AMERICAN TRUST COMPANY,TRUSTEE,HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY ITS VICE PRESIDENT, V.I. WITHERSPOON, AND ATTESTED BY ITS SECRETARY, K.H.DODSON, AND ITS CORPORATE SEAL AFFIXED, ON THIS 3RD DAY OF OCTOBER, 1930.

(SEAL) (AMERICAN TRUST COMPANY, TRUSTEE,

BY V.I.WITHERSPOON,VICE PRESIDENT.

ATTEST: K.H.DODSON, SECRETARY.

STATE OF TENNESSEE,

COUNTY OF DAVIDSON.

BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY, AFORESAID, PERSONALLY APPEARED V.I. WITHERSPOON, AND K.H.DODSON, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO, UPON OATH, ACKNOWLEDGE THEMSELVES TO BE THE VICE PRESIDENT, AND SECRETARY, RESPECTIVELY OF THE AMERICAN TRUST COMPANY, TRUSTEE, ONE OF THE WITHIN NAMED BARGAINORS, A CORPORATION, AND THAT THEY AS SUCH VICE PRESIDENT AND SECRETARY, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY V.I.WITHERSPOON, AS VICE PRESIDENT, AND ATTESTING SAME BY K.H.DODSON,AS SECRETARY.

MY COMMISSION EXPIRES ON THE 8TH DAY OF JANUARY, 1933.

WITNESS MY HAND AND SEAL, AT OFFICE IN NASHVILLE,TENNESSEE, THIS 4TH DAY OF OCTOBER, 1930.

(SEAL) BERTHA HAURY, NOTARY PUBLIC.

RECD OCT 14,1930 AT 10:28 A.M.

.....