NUMBER 6321 AMERICAN TRUST COMPANY, TR., TO MRS. NELLE GUNN, VANTREASE

For and in consideration of the sum of SEVENTEEN HUNDRED TWENTY FIVE AND NO/100 ($1,725.00) ..... DOLLARS CASH IN HAND PAID BY MRS. NEELE GUNN VANTREASE, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, NASHVILLE & 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. NELLE GUNN, VANTREASE, TO HER SOLE, AND SEPARATE USE, FREE FROM THE DEBTS, CONTRACTS LIABILITIES AND CONTROL OF ANY HUSBAND SHE MAY HAVE, HER HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 30 FEET OF LOT NO. 4 AND THE WESTERLY 85 FEET OF LOT NO. 5 ON THE PLAN OF THE SUBDIVISION OF THE SOUTH PART OF THE L.G. NOEL PROPERTY, AS OF RECORD IN BOOK 547,PAGE 105, REGISTER'S OFFICE FOR SAID COUNTY. SAID PARTS OF LOTS NOS. 4 AND 5 FRONT TOGETHER 115 FEET ON THE NORTHERLY SIDE OF GALE AVENUE AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE. BEING PART OF THE PROPERTY CONVEYED TO AMERICAN TRUST COMPANY, TRUSTEE, UNDER THE WILL OF L. G. NOEL DECEASED,AS OF RECORD IN WILL BOOK 43,PAGE 394,COUNTY COURT FOR SAID COUNTY. 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, GRANTOR EXPRESSLY 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. SAID NASHVILLE, & AMERICAN TRUST COMPANY, TRUSTEE SO FAR AS IT CAN OR SHOULD HEREBY GRANTS TO THE SAID MRS. NELLE GUNN VANTREASE, HER REPRESENTATIVES AND ASSIGNS, THE RIGHT TO TAP ANY WATER MAIN OWNED BY THE SAID L.G. NOEL FURNISHING A WATER SUPPLY TO SAID PROPERTY. 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 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) . 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 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 AFIRCAN 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 CONVENANT 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.NELLE GUNN, VANTREASE, TRUSTEE,COVENANTS AND BINDS ITSELF, ITS SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID REALESTATE TO THE SAID MRS. NELLE GUNN VANTREASE, 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 NASHVILLE & 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 21ST DAY OF JULY 1931.

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

ATTEST: K. H. DODSON, SECRETARY BY V. I. WITHERSPOON, VICE- PRESIDENT,

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 acknowledged 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

STATE OF TENNESSEE COUNTY OF DAVIDSON... PERSONALLY APPEARED BEFORE ME ,ROY J, PIERCE, JR., 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 NASHVILLE& 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 OD SAID CORPORATION, AS TRUSTEE UNDER THE WILL OF L. G. NOEL, DECEASED, FOR THE PURPOSES THEREIN CONTAINED. BY SIGNING THE NAME OF THE CORPORATION, AS SUCH TRUSTEE, BY THE SAID V.I. WITHERSPOON, AS SUCH VICE PRESIDENT, AND BY AFFIXING ITS CORPORATE SEAL, AND ATTESTING SAME BY THE SAID K. H. DODSON, AS SOOH SECRETARY. WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 21ST DAY OF JULY 1931.

(SEAL) ROY J. PIERCE,JR.
NOTARY PUBLIC
MY COM. EX. FEB 2ND, 1933

Rec'd. JULY 21ST 1931 AT 2;20

NO. 6407 RECORDED JULY 22, 1931. WM. T. PHILLIPS ET UX TO JOHN CAIN ET ALS.

For and in consideration of the sum of $850.00 EIGHT HUNDRED FIFTY AND NO/100 DOLLARS

CASH IN HAND PAID BY JOHN CAIN, MISS IDA CAIN, MRS. REBECCA DAVY, MRS. MAGGIE REYNOLDS AND MRS. MYRTLE BOYD, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND PAID BY EACH OF THE ABOVE IN THE FOLLOWING MANNER AND EACH TAKES INTEREST IN THE HEREINAFTER DESCRIBED PROPERTY IN PROPORTION BY PAYMENT OF SAME AS SAME RELATES TO AFORESAID CONSIDERATION, JOHN CAIN TWO HUNDRED ($200.00) DOLLARS, AND EACH OF THE OTHERS ONE HUNDRED SIXTY TWO AND 50/100 ($162.50) DOLLARS EACH.

WE, WM. T. PHILLIPS AND WIFE, MARGUERITE PHILLIPS

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID

JOHN CAIN, MISS IDA CAIN, MRS. REBECCA DAVY, MRS. MAGGIE REYNOLDS AND MRS. MYRTLE BOYD, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

BEING PART OF LOT NO. 9 ON THE MAP OR PLAN OF THE GEORGIA INDUSTRIAL REALTY COMPANY'S SUBDIVISION IN NORTH NASHVILLE, AS OF RECORD IN BOOK NO. 421, PAGE 188, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, AND DESCRIBED AS FOLLOWS:- BEGINNING ON THE WESTERLY MARGIN OF 23RD AVENUE NORTH 110 FEET NORTH FROM THE LINE THAT DIVIDES LOTS NOS. 8 AND 9 IN SAID PLAN; THENCE NORTH WITH THE SAID MARGIN OF 23RD AVENUE NORTH 40 FEET TO A POINT; THENCE WESTERLY AND PARALLEL WITH THE SAID LINE BETWEEN LOTS 8 AND 9 AS AFORESAID 210 FEET TO A DEAD LINE; THENCE SOUTHERLY AND WITH SAID DEAD LINE 40 FEET TO A POINT; THENCE EASTERLY 210 FEET TO THE PLACE OF BEGINNING, AND BEING PART OF THE SAME PROPERTY CONVEYED BY DEED OF A. D. GARTON AND OTHERS TO THE SAID WM. T. PHILLIPS, ON THE 29TH DAY OF JAN. 1930 SEE DEED OF RECORD IN BOOK NO. 782, PAGE 782, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE. GRANTORS AND GRANTEES EACH TO PAY ONE-HALF OF ALL TAXES FOR 1931.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JOHN CAIN, MISS IDA CAIN, MRS. REBECCA DAVY, MRS. MAGGIE REYNOLDS AND MRS. MAYRLE BOYD, THEIR heirs and assigns, forever, and WE do covenant with the said JOHN CAIN, MISS IDA CAIN,MRS. REBECCA DAVY, MRS. MAGGIE REYNOLDS AND MYRBLE BOYD 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 WM. T. PHILLIPS AND WIFE MARGUERITE PHILLIPS do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES HEREIN, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 16TH day of JULY, 1931.

Witness:

WM. T. PHILLIPS
MRS. MARGUERITE PHILLIPS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, FRED K. JONES a Notary Public in and for said County and State, the within-named WM. T. PHILLIPS AND WIFE, MARGUERITE PHILLIPS ,the bargainor S , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And MARGUERITE PHILLIPS, WIFE of the said WM. T. PHILLIPS ,having appeared before me privately and apart from HER husband , the said MARGUERITE PHILLIPS 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 18TH day of JULY, 1931.

(SEAL) FRED K. JONES , Notary Public.

MY COM. EXPIRES OCT. 12, 1931.

RECEIVED JULY 22, 1931, AT 2:20 P. M.

U. S. R. S. $

Rec'd.