 NUMBER 14487 RECORDED MARCH 5TH 1932 H.W. ESKRIDGE ET UX, TO LUCY J.OATES

For and in consideration of the sum of ($900.00) NINE HUNDRED ...DOLLARS CASH IN HAND PAID BY LUCY J. OATES THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE SAID LUCY J.OATES, HEREBY ASSUMES AND AGREES TO PAY THE 1932 TAXES ON THE PROPERTY HEREIN CONVEYED. WE, H. W. ESKRIDGE AND WIFE MARTHA FRANKLIN ESKRIDGE HAVE THIS DAY BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID LUCY J.OATES , HER HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE. AS FOLLOWS: BEING LOT NO. 51 ON THE MAP OF ESKRIDGE SUBDIVISION OF PART OF THE W. B. FRANKLIN PROPERTY AS OF RECORD IN BOOK NO. 547, PAGE 52, OF THE REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 51 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF FAIRVIEW AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 175 FEET TO A DEAD LINE. AND BEING PART OF THE SAME PROPERTY DECREED TO MARTHA FRANKLIN ESKRIDGE BY DECREE OF THE CHANCERY COURT IN THE CAUSE OF WM. B. FRANKLIN ET. AL. VS. COMMERCE UNION BANK, ET AL; RULE NO. 36994. ABOVE LOT IS SOLD SUBJECT TO THE FOLLOWING LIMITATIONS, RESTRICTIONS, AND CONDITIONS: 1. THAT NO RESIDENCE OR DWELLING SHALL BE ERECTED ON THE ABOVE DESCRIBED PREMISES AT A COST OF LESS THAN $3000.00. 2. GARAGE HOUSES MUST BE BUILT ON OR WITHIN FIFTY FEET OF PROPERTY REAR LINE, AND OCCUPANCY OF SAME, AS DWELLINGS WILL BE LIMITED TO THREE YEARS FROM DATE OF DEED. 3. 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 , EDUCATIONAL NOR RELIGIOUS INSTITUTION SHALL BE ERECTED AND MAINTAINED ON THE PREMISES HEREBY AGREED TO BE CONVEYED, BUT THE PREMISES AHLL BE OCCUPIED AND USED FOR RESIDENTIAL PURPOSES ONLY AND NOT OTHER WISE . 4. THAT NO RESIDENCE OR DWELLING HOUSE OR OTHER STRUCTURE SHALL BE ERECTED OR KEPT ON SAID LAND, WHOLLY OR PARTLY WITHIN 40 FEET OF THE STREET ON WHICH SAID LOT FRONTS. THIS RESTRICTION SHALL INCLUDE PORCHES, BUT STEPS LEADING TO SAME MAY BE WITHIN THE 40 FOOT ZONE. 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 NOXIOUS OR DANGEROUS TO HEALTH. 6. 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, NOR SHALL ANY SUCH PERSONS OWN OR ACQUIRE TITLE THEREO, EITHER IN FEE OR OTHERWISE OR AS TENANTS OR LESSES, BUT THIS COVENANT DOES NOT PRECLUDE OR PROHIBIT PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON SAID PREMISES IN THE CAMPACITY OF SERVANTS.

THE FOREGOING STIPULATIONS, COVENANTS AND CONDITIONS ARE AND SHALL BE BINDING AND OBLIGATORY UPON , AND SHALL BE OBSERVED BY THE GRANTEE AND HEIRS DEVISES AND ASSIGNS, UNTIL THE 1ST DAY OF JANUARY, 1945,. AND IT IS EXPRESSLY AGREED THAT ALL AND EVERY OF SAID STIPULATIONS, COVENANTS 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 LUCY J.OATES, HER heirs and assigns, forever, and WE do covenant with the said LUCY J.OATES, 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, H. W. ESKRIDGE AND MARTHA FRANKLIN ESKRIDGE do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said LUCY J. OATES, HER heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S , this 3RD day of MARCH 1932

Witness: H. W. ESKRIDGE
MARTHA FRANKLIN ESKRIDGE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E. J. SHEPHERD,
a Notary Public in and for said County and State, the within-named H. W. ESKRIDGE AND WIFE MARTHA FRANKLIN ESKRIDGE , the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And MARTHA FRANKLIN ESKRIDGE WIFE of the said H. W. ESKRIDGE , having appeared before me privately and apart from HER husband , the said MARTHA FRANKLIN ESKRIDGE 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 4TH day of MARCH 1932
my commission expires JULY 8TH 1935 (SEAL) E. J. SHEPHERD, , Notary Public.

REC'D MARCH 5TH 1932 AT 9;32 A. M.

U. S. R. S. $
Rec'd.

NUMBER 14504 RECORDED MARCH 7TH 1932 W.P. GENTRY AND WIFE TO VERNON S. BROGDEN ET UX.

For and in consideration of the sum of FIFTY NINE HUNDRED .....DOLLARS, PAID AND TO BE PAID AS FOLLOWS: THIRTY FOUR HUNDRED DOLLARS PAID IN CASH BY VERNON S. BROGDEN AND WIFE, FAITH C. BROGDEN, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE BALANCE ASSUMES AND AGREES TO PAY A NOTE FOR TWENTY FIVE HUNDRED DOLLARS DATED NOVEMBER 1ST, 1928 AND DUE NOVEMBER 1ST, 1932, ALSO TWO INTEREST NOTES DUE MAY 1ST, AND NOVEMBER 1ST, 1932 AND SECURED BY DEED OF TRUST, TO W. L. MOORE, TRUSTEE, OF RECORD IN BOOK NO.690 PAGE 671, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

WE, W.P. GENTRY AND WIFE, DURA GENTRY HAVE BARGAINED AND SOLD ANF BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID VERNON S. BROGDEN AND WIFE FAITH C. BROGDEN THEIR HEIRS HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS TO WIT:

BEING THE WESTERLY 160 FEET OF LOT NO. 25 ON THE PLAT OF OAK HILL SUBDIVISION NO. 1 AS OF RECORD IN BOOK NO. 547 PAGE 49 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID WESTERLY 160 FEET OF LOT NO. 25 FRONTS ON THE NORTHERLY SIDE OF BATTERY ROAD, AND RUNS BACK BETWEEN PARALLEL LINES ON ITS EASTERLY LINE 768 FEET, MORE OR LESS AND ON ITS WESTERLY LINE 774.1 FEET MORE OR LESS, TO A DEAD LINE, AND SHOWS 160 FEET ON SAID DEAD LINE, AND BEING THE WESTERLY 160 FEET OF THE SAME PROPERTY CONVEYED TO US BY DEED OF CALDWELL AND COMPANY, OF RECORD IN BOOK NO. 834, PAGE 62, SAID REGISTER'S OFFICE

SAID PURCHASERS ASSUMES THE TAXES FOR THE YEAR 1932.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said VERNON S. BROGDEN AND WIFE, FAITH C. BROGDEN THEIR heirs and assigns, forever, and WE do covenant with the said VERNON S. BROGDEN AND WIFE FAITH C. BROGDEN 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 AS STATED.

And WE, W.P. GENTRY AND WIFE DURA P. GENTRY do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said VERNON S. BROGDEN AND WIFE FAITH C. BROGDEN THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 5TH day of MARCH 1932

Witness: W.P. GENTRY
DURA P. GENTRY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, VERA WILLIAMS
a Notary Public in and for said County and State, the within-named W.P. GENTRY AND WIFE DURA P. GENTRY , the bargainor S , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And DURA P. GENTRY WIFE of the said W.P. GENTRY , having appeared before me privately and apart from HER husband , the said DURA P. GENTRY 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 5TH day of MARCH 1932
my commission expires 17 DAY OF MAY, 1934. (SEAL) VERA WILLIAMS , Notary Public.

REC'D MARCH 5TH 1932 AT 11;17 A. M.

U. S. R. S. $
Rec'd.