For and in consideration of ~~the sum of~~ LOVE AND AFFECTION, WE, L.A.WARNER AND WIFE, MAMIE LUSTY WARNER, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OUR DAUGHTER, ANNE ELIZABETH WARNER BENTON AND HER HUSBAND, GREENE BENTON,JR., AS TENANTS BY THE ENTIRETY, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LOT NO.10 IN PENDLETON AND BLAIR'S SUBDIVISION OF LYNWOOD PARK PROPERTY OF THE LYNWOOD LAND COMPANY, IN DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK NO.421, PAGE 45, OF THE REGISTERS OFFICE OF SAID COUNTY.

SAID LOT NO.10 HAS A FRONTAGE OF 221-1/2 FEET ON LYNWOOD BOULEVARD, AND EXTENDS BACK ALONG THE NORTHERN MARGIN OF LYNWOOD TERRACE 253 FEET, MORE OR LESS, TO A 30 FOOT STREET, AND ON ITS NORTHERN LINE 223 FEET, MORE OR LESS, TO SAID 30 FOOT,STREET, AND HAS A FRONTAGE OF 200 FEET ON THE EAST SIDE OF SAID 30 FOOT STREET.

BEING THE SAME PROPERTY CONVEYED TO LEMUEL A.WARNER (WHICH IS THE SAME PERSON AS L.A.WARNER) BY DEED FROM S.R.CAMPBELL ET UX, OF RECORD IN BOOK 846, PAGE 53, R.O.D.C,TENNESSEE.

THE SAID GRANTORS ALSO HEREBY RELEASE, RELINQUISH AND FOREVER QUITCLAIM UNTO THE SAID GRANTEES ALL THE RIGHT, TITLE, CLAIM AND INTEREST THEY MIGHT HAVE IN AND TO AN ALLEY, ROADWAY OR COURT, CONSISTING OF A STRIP OF GROUND 30 FEET IN WIDTH AND EXTENDING FROM LYNWOOD BOULEVARD SOUTHWARDLY 1357 FEET TO LYNWOOD TERRACE, THE EASTERLY MARGIN OF SAID ALLEY ADJOINING AND ABUTTING UPON LOTS, 4, 5, 6, 7,8, 9, AND 10, INCLUSIVE, AND THE WESTERLY MARGIN THEREOF ADJOINING AND ABUTTING ON LOTS 11, 12, 13, 14, 15 AND 3 OF SAID LYNWOOD PARK SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK 421, PAGE 45, R.O.D.C.,TENNESSEE. THIS PROPERTY, OR COURSE, IS LOCATED IN DAVIDSON COUNTY,TENNESSEE, AND IT IS THE INTENTION OF THE GRANTORS TO HEREBY CONVEY, AND THEY DO HEREBY CONVEY, ANY AND ALL RIGHT, TITLE AND INTEREST THEY HAVE IN SAID ALLEY WHICH WAS VESTED IN THEM BY REASON OF THE QUITCLAIM DEED FROM S.R. CAMPBELL ET UX TO LEMUEL A.WARNER, OF RECORD IN BOOK 848, PAGE 698, R.O.D.C.TENN.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said ANN ELIZABETH WARNER BENTON AND HUSBAND, GREENE BENTON,JR., THEIR, heirs and assigns, forever, and WE do covenant with the said ANN ELIZABETH WARNER BENTON AND HUSBAND, GREENE BENTON,JR., 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 ANNE ELIZABETH WARNER BENTON AND HUSBAND, GREEN, BENTON,JR., THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S., this 1ST day of AUGUST, 1936.

~~Witness:~~ L.A.WARNER

MAMIE LUSTY WARNER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LEERIE D.CREWS, a Notary Public in and for said County and State, the within-named L.A.WARNER AND WIFE, MAMIE LUSTY WARNER, the bargainor S., with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And MAMIE LUSTY WARNER, wife of the said L.A.WARNER, having appeared before me privately and apart from HER husband, the said L.A.WARNER, 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 7 day of AUGUST, 1936.

Commission Expires 7-12-37 day of -19- (Seal.) LEERIE D.CREWS, Notary Public.

RECD AUGUST 7, 1936 AT 2:57 P M

For and in consideration of the sum of TEN ($10.00) AND NO/100 DOLLARS, CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED;

WE, PHILIP B.HILL AND WIFE, ELIZABETH FITE HILL, AND A.R.FITE, A WIDOWER, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID HARRY H.RICHARDSON, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 18, BLOCK B, OF KENNASTON ESTATES, A SUB-DIVISION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, A PLAT OF WHICH SUBDIVISION IS OF RECORD IN BOOK 843, PAGE 83, REGISTERS OFFICE OF SAID COUNTY.

THE PROPERTY IS SOLD AND CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, TO-WIT;

THAT THE SAID PROPERTY SHALL NOT BE SOLD, LEASED, OR RENTED TO ANY NEGRO OR PERSON OF AFRICAN DESCENT. NO RESIDENCE SHALL BE ERECTED WITHIN TWENTY-FIVE (25) FEET OF THE FRONT LINE OF SAID PROPERTY. THE SAID SUB-DIVISION OF WHICH THE ABOVE DESCRIBED PROPERTY IS A PART AND PARCEL THEREOF, IS RESTRICTED TO RESIDENCE PURPOSES ONLY, EXCEPTING LOTS FRONTING ON GALLATIN ROAD OR ANDERSON LANE, UPON WHICH EITHER RESIDENCE OR BUSINESS STORES MAY BE CONSTRUCTED. BUSINESS OR RESIDENCE ERECTED UPON SAID PROPERTY SHALL CONTAIN NOT LESS THAN 450 SQUARE FEET OF FLOOR SPACE, AND NO SHEET METAL OR CORRUGATED IRON SHALL BE USED IN CONSTRUCTION THEREOF. IT IS EXPRESSLY UNDERSTOOD THAT ANY BUILDING ERECTED UPON SAID PROPERTY SHALL BE COMPLETELY FINISHED ON THE EXTERIOR IN BRICK, STUCCO OR SIDING. IF SIDING, IT SHALL BE PAINTED WITH NOT LESS THAN TWO COATS OF PAINT BEFORE BEING OCCUPIED. NO OUTSIDE TOILETS MAY BE ERECTED ON THE PROPERTY. PLANS FOR ANY BUILDING TO BE CONSTRUCTED ON SAID PROPERTY COSTING LESS THAN $1,000.00 MUST BE APPROVED BY THE SELLER OR SELLER'S ARCHITECT.

THE FOREGOING STIPULATIONS, COVENANTS AND CONDITIONS ARE AND SHALL BE BINDING AND OBLIGATORY UPON THE GRANTEE, HIS HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS AND IT SHALL BE AGREED THAT EACH AND ALL OF SAID STIPULATIONS, COVENANTS AND CONDITIONS SHALL ATTACH TO AND RUN WITH THE LAND AND SHALL BE BINDING AND OBLIGATORY UPON EACH AND EVERY PURCHASER WHO MAY NOW, OR HEREAFTER, OWN, POSSESS, OCCUPY OR USE SAID PREMISES, OR ANY PART THEREOF, ALSO ANY BUILDING, OR STRUCTURE, THEREON UNDER ANY TENURE WHATSOEVER FOR A PERIOD OF FIFTY YEARS FROM DATE HEREOF.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said HARRY H.RICHARDSON, HIS, heirs and assigns, forever, and WE do covenant with the said HARRY H.RICHARDSON, 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 HARRY H.RICHARDSON, HIS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S., this 1ST day of JUNE, 1936.

Witness: PHILIP B.HILL

ELIZABETH FITE HILL

A.R.FITE

STATE OF ~~TENNESSEE, DAVIDSON~~ ALABAMA, LAUDERDALE COUNTY.

Personally appeared before me, J.FRED JOHNSON, a Notary Public in and for said County and State, the within-named PHILIP B.HILL AND WIFE, ELIZABETH FITE HILL AND A.R.FITE, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And ELIZABETH FITE HILL, wife of the said PHILIP B.HILL, having appeared before me privately and apart from HER husband, the said ELIZABETH FITE HILL, 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,~~ FLORENCE, ALA., this 1ST day of JUNE, 1936.

Commission Expires -- ~~day of~~ --19- (Seal.) J.FRED JOHNSON, Notary Public.

RECD AUGUST 7, 1936 AT 3:01 P M