For and in consideration of the sum of FIVE HUNDRED, ($500.00) DOLLARS, CASH IN HAND PAID BY R.L.BARNES, JR., AND WIFE, CALLIE H.BARNES, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE CONDITIONS AND LIMITATIONS HEREINAFTER EXPRESSED,

WE, CHARLOTTE BRETT RICH, AND HUSBAND, J.U.G.RICH, AND STELLA RICH, TRUSTEE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID R.L.BARNES, JR., AND WIFE, CALLIE H.BARNES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO.27 IN THE RICH RESUBDIVISION OF MARSHALL & STOKES SUBDIVISION, PLAN OF WHICH IS OF RECORD IN BOOK 547, PAGE 172, OF THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO.27 FRONTS 50 FT. ON THE SOUTHERLY MARGIN OF STOKES AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 168.5 FT. TO AN ALLEY, AND IS PART OF THE LAND CONVEYED TO CHARLOTTE BRETT RICH BY STELLA RICH, TRUSTEE, BY DEED OF RECORD IN BOOK 821, PAGE 499, R.O.D.C.

IT IS ESPECIALLY COVENANTED AND AGREED BY AND BETWEEN THE PARTIES HERETO THAT:

(1), NO SHOP, STORE, FACTORY, BUSINESS HOUSE, HOSPITAL 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 USED FOR RESIDENCE PURPOSES ONLY.

(2), NO RESIDENCE, OR DWELLING HOUSE, OR OTHER STRUCTURE SHALL BE ERECTED OR KEPT ON SAID LAND COSTING LESS THAN FOUR THOUSAND DOLLARS, ($4000.00) UNDER A REASONABLE ESTIMATE.

(3), NO RESIDENCE, DWELLING HOUSE, OR OTHER STRUCTURE, SHALL BE ERECTED ON SAID LAND WHOLLY OR PARTLY WITHIN 45 FT OF THE FRONT LINE OF THE STREET OR AVENUE ON WHICH SAID LOT FRONTS.

(4), 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 A TITLE THERETO EITHER IN FEE OR OTHERWISE, OR AS TENANTS OR LESSEES. BUT THIS CONVEYANCE DOES NOT PRECLUDE OR PROHIBIT PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON SAID LAND IN THE CAPACITY OF SERVANTS.

(5), THE FOREGOING 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, OCCUPY, POSSESS OR USE THE SAID PREMESIS, OR ANY PART THEREOF, ANY BUILDING OR STRUCTURE THEREON UNDER ANY TENURE WHATSOEVER, FOR THE PERIOD OF TWENTY-FIVE (25) YEARS FROM THE 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 R.L.BARNES, JR., AND WIFE, CALLIE H.BARNES, THEIR, heirs and assigns, forever, and WE do covenant with the said R.L.BARNES, JR., AND WIFE, CALLIE H.BARNES, 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 FOR TAXES FOR THE YEAR 1936, WHICH CONVEYORS AGREE TO PAY WHEN DUE,

And WE, CHARLOTTE BRETT RICH, AND HUSBAND, J.U.G.RICH, do further covenant and bind OURSELVES, - heirs and representatives, to warrant and forever defend the title to said land to the said R.L.BARNES, JR., AND WIFE, CALLIE H.BARNES, THEIR HEIRS heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 16 day of JUNE, 1936.

Witness:

CHARLOTTE BRETT RICH
BY STELLA RICH, ATTORNEY IN FACT
J.U.G.RICH
BY STELLA RICH, ATTORNEY IN FACT
STELLA RICH, TRUSTEE.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, DAVID S.MORSE, a Notary Public in and for said County and State, the within-named STELLA RICH, ATTORNEY IN FACT FOR CHARLOTTE BRETT RICH AND STELLA RICH, ATTORNEY IN FACT FOR J.U.G.RICH AND STELLA RICH, TRUSTEE, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And - wife 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 16 day of JUNE, 1936.

Commission Expires 2 day of FEB. 1939. (Seal.) DAVID S.MORSE, Notary Public.

U.S.R.S. $0.50.

RECD AUGUST 24, 1936 AT 9:03 A.M.

For and in consideration of the sum of ELEVEN HUNDRED ($1100.00) DOLLARS, PAID TO US THIS DAY IN CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, JOHN W.DENIS AND C.M.MILLER, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MRS.ELIZA O.BRATTON, A WIDOW, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS NOS. 6 AND 7 OF BLOCK "B" ON THE PLAN OF WAKEFIELD-SMITH COMPANY'S SUBDIVISION OF LOTS NOS. 55 AND 56 IN F.O.BEAZLEY'S ADDITION AS OF RECORD IN BOOK 843, PAGE 19, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOTS NOS. 6 AND 7 FRONT 40 FEET EACH ON THE NORTHERLY SIDE OF ORDWAY PLACE AND RUN BACK BETWEEN PARALLEL LINES 178 FEET TO A BEAD LINE, SAID LOT NO.7 RUNNING BACK WITH THE WESTERLY MARGIN OF NORTH 12TH STREET.

BEING THE SAME PROPERTY CONVEYED TO JOHN W.DENIS AND C.M.MILLER BY DEED FROM W.F.RANDOLPH OF RECORD IN BOOK 785, PAGE 434, SAID REGISTERS OFFICE.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT OF RECORD IN BOOK 722, PAGE 712, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND ZONING AND PLANNING REGULATIONS OF THE CITY OF NASHVILLE, TENNESSEE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MRS.ELIZA O.BRATTON, HER, heirs and assigns, forever, and WE do covenant with the said MRS.ELIZA O.BRATTON, 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 FOR TAXES FOR THE YEAR 1936, WHICH ARE PRORATED AS OF THIS DATE AND ASSUMED BY THE PURCHASER.

And WE, JOHN W.DENIS AND C.M.MILLER, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said MRS.ELIZA O.BRATTON, HER heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 15TH day of AUGUST, 1936.

Witness:

JOHN W.DENIS

C.M.MILLER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, WADE SAIN a Notary Public in and for said County and State, the within-named JOHN W. DENIS AND C.M.MILLER, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And XX wife of the said X, having appeared before me privately and apart from husband, the said X 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 22ND day of AUGUST, 1936.

Commission Expires 17 day of APRIL, 1940. (Seal.) WADE SAIN, Notary Public.

U.S.R.S. $1.50.

RECD AUGUST 24, 1936 AT 10:30 A.M.