NUMBER 54443 RECORDED APRIL 15,1935 GUARANTY MTG & LOAN CO TO G.D. AUSTIN,ET UX

For and in consideration of the sum of ($75.00) SEVENTY FIVE & NO/100 - - - DOLLARS CASH IN HAND PAID BY G.D. AUSTIN AND WIFE, KITTY AUSTIN TO THE GUARANTY MORTGAGE & LOAN COMPANY, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. GUARANTY MORTGAGE & LOAN COMPANY, A TENNESSEE CORPORATION, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE SAID G.D. AUSTIN AND WIFE, KITTY AUSTIN,THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE SOUTH 36 FEET, OF LOT NO.3 IN BLOCK "M" AS SHOWN UPO THE REVISED PLAN OF POWER & ROT , MADISON PARK SUBDIVISION, OF RECORD IN BOOK 843, PAGE 7, REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE.

SAID PART OF LOT NO.3 IN BLOCK "M" FRONTS 36 FEET , ON LANIER AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE, AND IS THE 36 FEET, IMMEDIATELY NORTH OF AND ADJOINING LOT NO 4 OF BLOCK "M" AS SHOWN UPON SAID PLAN.

AND BEING A PART OF THE SAME PROPERTY TRANSFERRED TO THE GUARANTY MORTGAGE AND LOAN COMPANY BY DEED OF JOS. S. WILES,ET UX TO GUARANTY MORTGAGE AND LOAN COMPANY, OF RECORD IN BOOK 962, PAGE 241, REGISTER'S OFFICE OF SAID COUNTY.

SAID CONVEYANCE IS MADE SUBJECT TO THE RESTRICTIVE COVENANTS CONTAINED IN THE DEED FROM MADISON PARK LAND COMPANY TO LEONA DANIELS ROTH, OF RECORD IN BOOK 613, PAGE 542, REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE; AND ALSO AN EASEMENT IN FAVOR OF LAKEWOOD WATER COMPANY, OF RECORD IN BOOK 724, PAGE 244, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE UNDERSIGNED , JOE S. WILES, BEING LAWFUL OWNER AND HOLDER OF THE ENTIRE INDEBTEDNESS REFERRED TO IN THE DEED OF JOE S. WILES ET UX TO GUARANTY MORTGAGE & LOAN COMPANY, OF RECORD IN BOOK 962, PAGE 241, REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE, JOINS IN THIS DEED FOR THE PURPOSE OF RELEASING VENDOR'S LIEN THEREIN RETAINED, AND BY THESE PRESENTS THE LIEN RETAINED UPON SAID PART OF LOT NO.3 IN BLOCK "M" ABOVE DESCRIBED IS HEREBY RELEASED, BUT NO FURTHER OR OTHERWISE.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said G.D. AUSTIN AND WIFE, KITTY AUSTIN,THEIR heirs and assigns, forever and IT ES do covenant with the said G.D. AUSTIN AND WIFE, KITTY AUSTIN that IT IS lawfully seized and possessed of said land in fee simple, HAS a good right to convey it, and the same is unincumbered. EXCEPT TAXES FOR THE YEAR 1935, WHICH ARE ASSUMED BY THE GRANTEES.

And IT,GUARANTY MORTGAGE & LOAN COMPANY SUCCESSORS DOES further covenant and bind ITSELF, ITS and representatives, to warrant and forever defend the title to said land to the said G.D. AUSTIN AND WIFE, KITTY AUSTIN,THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 11TH day of APRIL,1935.

Witness: GUARANTY MORTGAGE & LOAN COMPANY
BY FRED O. DANCE, SECRETARY
JOE S. WILES

STATE OF TENNESSEE DAVIDSON COUNTY.

Personally appeared before me, ETHEL B. DAVIS a Notary Public in and for said County and State, the within-named JOE S. WILES , the bargainor , with whom I am personally acquainted, and who acknowledged that HE 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 12TH day of APRIL,1935.

My commission expires 7/8/36 (SEAL) ETHEL B. DAVIS , Notary Public.

STATE OF TENNESSEE, COUNTY OF DAVIDSON)
BEFORE ME, ETHEL D. DAVIS, A NOTARY PUBLIC, OF THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED FRED O. DANCE, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON OATH ACKNOWLEDGED HIMSELF TO BE SECRETARY OF THE GUARANTY MORTGAGE & LOAN COMPANY,THE WITHIN NAMED BARGAINOR, A CORPORATION, AND THAT HE AS SUCH SECRETARY, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS SECRETARY,AND THAT SAID CORPORATION HAS NO CORPORATE SEAL.

WITNESS MY HAND AND SEAL AT OFFICE IN NASHVILLE,TENNESSEE,THIS 12 DAY OF APRIL,1935. U S R S 60 4

COM.EXPIRES JULY 9,1936 (SEAL) ETHEL B. DAVIS, NOTARY PUBLIC

REC'D APRIL 13,1935 AT 11:25 A.M.

NUMBER 54443 RECORDED APRIL 15,1935 ALBERT DULING,TRUSTEE TO W.T. MURPHY,ET UX

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; I, ALBERT DULING,TRUSTEE, PURSUANT TO THE AUTHORITY VESTED IN ME BY THE TRUST, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID W.T. MURPHY AND WIFE, JANIE MURPHY; THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 11, BLOCK B, OF WOODLAWN ESTATES. A SUB-DIVISION IN THE COUNTY OF DAVIDSON,STATE OF TENNESSEE, A PLAT OF WHICH SUB-DIVISION IS OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE.

THE PROPERTY IS HEREBY 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 SUBDIVISION OF WHICH THE ABOVE DESCRIBED PROPERTY IS A PART AND PARCEL THEREOF, IS RESTRICTED TO RESIDENCE PURPOSES ONLY, EXCEPTING LOTS FRONTING ON GALLATIN ROAD, UPON WHICH EITHER RESIDENCE OR BUSINESS STORES MAY BE CONSTRUCTED. RESIDENCES 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 CONTRACTION 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. AN EASEMENT OF SIX (6) FEET IS HEREBY RESERVED ON THE REAR OF EACH LOT AS SHOWN ON PLAT RECORDED. FOR LIGHT POLES, WATER AND PUBLIC UTILITIES.

THESE RESTRICTIONS ARE ACCEPTED AND AGREED TO BY PURCHASER WITH THE EXPRESS UNDERSTANDING THAT IN THE EVENT OF ANY VIOLATION THEREOF ALL TITLE OF THE THEN OWNER AND OCCUPANT OF SAID PROPERTY SHALL IMMEDIATELY REVERT TO SELLER, ITS SUCCESSORS OR ASSIGNS, AND ALL IMPROVEMENTS THEREON SHALL BE SURRENDEREDAS LIQUIDATED DAMAGES.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said W.T. MURPHY AND WIFE, JANIE MURPHY,THEIR heirs and assigns, forever and I do covenant with the said W.T. MURPHY AND WIFE, JANIE MURPHY that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered.

And I MYSELF,MY do further covenant and bind heirs and representatives, to warrant and forever defend the title to said land to the said W.T. MURPHY AND WIFE, JANIE MURPHY,THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY hand -- this 4TH day of MARCH,1935.

Witness: ALBERT DULING,TRUSTEE

STATE OF TENNESSEE DAVIDSON COUNTY.

Personally appeared before me, ANNA LOUISE MILLS a Notary Public in and for said County and State, the within-named ALBERT DULING,TRUSTEE , the bargainor - , with whom I am personally acquainted, and who acknowledged that HE 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 4TH day of MARCH,1935.

My commission expires OCT 15,1935 (SEAL) ANNA LOUISE MILLS , Notary Public.

U.S.R.S. $.50¢

REC'D APRIL 13,1935 AT 8:20 A.M.