NUMBER 55294 RECORDED MAY 6TH, 1935, COMMERCE UNION BANK TRUSTEE TO EMMA ROSE MARTI

For and in consideration of the sum of ONE HUNDRED TWENTY AND 00/100 ($120.00) DOLLARS CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, COMMERCE UNION BANK TRUSTEE HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID EMMA ROSE MARTI HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING THE EASTERLY 20 FEET OF LOT 29 ON THE MAP OF EASTDALE PLACE A PLAN OF WHICH IS OF RECORD (~~NO FREE WATER TAPS~~ X BELOW) OF

(NO FREE WATER TAPS)

IT IS EXPRESSLY STIPULATED AND AGREED TO BY THE PARTIES AS FOLLOWS: FIRST : THAT NO SHOP STORE FACTORY OR OTHER BUSINESS OF ANY KIND HOSPITAL ASYLUM OR INSTITUTION OF LIKE OR KINDRED NATURE AND NO CHARITABLE INSTITUTION SHALL BE ERECTED AND MAINTAINED ON PROPERTY HEREIN CONVEYED BUT THE PREMISES SHALL BE OCCUPIED AND USED FOR RESIDENCE PURPOSES ONLY AND NO OTHERWISE.

SECOND. THAT NO DWELLING COSTING LESS THAN FOUR THOUSAND ($4,000.00) DOLLARS SHALL BE ERECTED OR KEPT ON SAID LOT HEREIN CONVEYED.

THIRD: THAT NO DWELLING OR RESIDENCE OR OTHER STRUCTURE SHALL BE ERECTED OR KEPT ON SAID LAND WHOLLY OR PARTLY WITHIN - FEET OF THE FRONT LINE OF THE STREET OR AVENUE ON WHICH IT FRONTS AND NO GARAGE COAL HOUSE OR OTHER OUTHOUSE BUILDING SHALL BE ERECTED OR KEPT ON S SAID LAND WHOLLY OR PARTLY WITHIN 80 FEET OF THE FRONT OF SAID STREET OR AVENUE ON WHICH SAID PROPERTY FRONTS.

FOURTH; THAT THE PREMISES NOR ANY PART THEREOF SHALL NOT BE SOLD, ALIENED CONVEYED OR DEVISED TO ANY PERSONS, OR PERSONS OF AFRICAN BLOOD OR DESCENT AND THAT NO PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT SHALL ACQUIRE TITLE THERETO IN FEE OR OTHERWISE OR AS TENANTS OR LESSEES. BUT HIS COVENANT DOES NOT PRECLUDE OR PROHIBIT PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING IN THE CAPACITY OF SERVANTS ON SAID PREMISES.

FIFTH: IT IS FURTHER CONTRACTED AND AGREED THAT THESE COVENANTS AND AGREEMENTS ARE EXPRESS COVENANTS WHICH RUN WITH THE LAND AND SHALL BE BINDING UPON THE PURCHASER AND EVERY PURCHAS ER OR OWNER SUCCEEDING TO THIS LAND TO AND INCLUDING THE FIRST DAY OF JANUARY 1944.

(X) IN BOOK 547 PAGES 29 AND 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE SAID EASTERLY 20 FEET FRONT 20 FEET ON THE SOUTHERLY SIDE OF RIVERWOOD DRIVE AND RUN BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE, AND BEING THE SAME PROPERTY CONVEYED BY DEED OF THE STATE BANK & TRUST COMPANY TRUSTEE TO THE COMMERCE UNION BANK, TRUSTEE OF RECORD IN BOOK 533, PAGE 469 R.O.D.C. 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 EMMA ROSE MARTI HER heirs and assigns, forever and

WE, do covenant with the said EMMA ROSE MARTI 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 THE COMMERCE UNION BANK , TRUSTEE, do further covenant and bind ITSELF ITS SUCCESSORS AND ASSIGNS, ~~and representatives~~, to warrant and forever defend the title to said land to the said EMMA ROSE MARTI HER heirs and assigns, against the lawful claims of all persons whomsoever IN WITNESS WHEREOF THE SAID COMMERCE UNION BANK HAS CAUSED ITS CORPORATE NAME TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED AND ATTESTED BY ITS CASHIER ON THIS 27TH DAY OF SEPTEMBER 1934. ~~Witness hand , this~~ day of

(SEAL) COMMERCE UNION BANK TRUSTEE

~~Witness~~: ATTEST. BY CHAS. F. LOVELL, VICE PRESIDENT

C.E. PEARSON CASHIER,

STATE OF TENNESSEE DAVIDSON COUNTY.

~~Personally appeared before me,~~ ON THE 27TH DAY OF SEPTEMBER 1934, BEFORE ME APPEARED CHAS F. LOVELL ~~a Notary Public in and for said County and State, the within-named~~ TO ME PERSONALLY KNOWN WHO BEING BY ME DULY SWORN DID SAY THAT HE IS VICE PRESIDENT OF THE COMMERCE UNION BANK A CORPORATION AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THE SAID CHAS. F. LOVELL ~~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 ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION. ~~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~~ , ~~having appeared before me privately~~

Witness my hand and official seal at Nashville, Tennessee, this 27TH day of SEPTEMBER 1934.

My commission expires JAN. 8, 1938 (SEAL) MARVIN K. BARRY , Notary Public.

U.S.R.S.$.50¢

RECD MAY 4TH, 1935 AT 11;38 P.M.

NUMBER 55329 RECORDED MAY 7TH, 1935. SALLIE L. SEATON ET VIR TO MILDRED N. LEATHERS

For and in consideration of the sum of THREE THOUSAND TWO HUNDRED FIFTY ($3,250.00) .....DOLLARS OF WHICH THE SUM OF $750.00, HAS BEEN PAID IN CASH TO US, BY MILDRED N. LEATHERS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE BALANCE OF WHICH SAID MILDRED N. LEATHERS HAS ASSUMED AND AGREED TO PAY OUR PROMISSORY NOTE IN THE SUM OF $2500.00 DATED JNAURY 15, 1931, DUE JANUARY 15, 1934, PAYABLE TO THE ORDER OF THOMAS W. WRENNE AND COMPANY AND SECURED BY DEEDOF TRUST FROM THE GRANTORS TO D.P. WRENNE, JR., TRUSTEE, ON THE PROPERTY HEREIN AFTER DESCRIBED OF RECORD IN BOOK 851, PAGE 314, R.O.D.C. TENNESSEE.

WE, SALLIE L. SEATON AND HUSBAND CHARLES T. SEATON , HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MILDRED N. LEATHERS HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 189 IN O. B.HAYES SECOND PLAN OF SMALL LOTS AS OF RECORD IN PLAN BOOK 1, PAGE 81, IN THE CHANCERY COURT AT NASHVILLE, TENNESSEE.

SAID LOT NO. 189 FRONTS 50 FEET ON THE NORTHERLY SIDE OF ADELICIA AVENUE (OR ADELAIDE AVENUE) AND RUNS BACK NORTHWARDLY BETWEEN PARALLEL LINES 166 FEET TO THE SOUTHERLY MARGIN OF PAULINE STREET, ON SAID LOT 189 IS A TWO STORY BRICK AND SHINGLE RESIDENCE CITY HOUSE NUMBER BEING 1912 ADELICIA AVENUE NASHVILLE, TENNESSEE.

BEING THE SAME PROPERTY HERETOFORE CONVEYED TO SALLIE L. SEATON HER HEIRS AND ASSIGNS, BY B.C. SEATON AND REBECCA JANE SEATON BY DEED DATED JANUARY 21, 1919 NOW OF RECORD IN BOOK 515, PAGE 179 IN THE REGISTER'S OFFICE FOR SAID DAVIDSON COUNTY, 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 MILDRED N. LEATHERS HER heirs and assigns, forever and

WE do covenant with the said MILDRED N. LEATHERS, 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 BY 1935 CITY STATE AND COUNTY TAXES WHICH SAID MILDRED N. LEATHERS ASSUMES AND AGREES TO PAY AND EXCEPT FOR THE FURTHER ENCUMBERANCE OF THE DEED OF TRUST OF RECORD IN BOOK 851, PAGE 314, R.O.D.C. TENNESSEE, HEREINABOVE REFERRED TO .

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 MILDRED N. LEATHERS, HER heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S , this 18 day of APRIL 1935.

Witness: SALLIE L. SEATON CHARLES T. SEATON

STATE OF TENNESSEE DAVIDSON COUNTY.

Personally appeared before me, MRS. R. W. O'LEARY a Notary Public in and for said County and State, the within-named SALLIE L. SEATON , the bargainor , with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And SALLIE L. SEATON WIFE of the said CHARLES T. SEATON , having appeared before me privately and apart from HER husband , the said SALLIE L. SEATON 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 20TH day of APRIL 1935.

My commission expires JULY 8, 1936 (SEAL) MRS. R.W. OLEARY , Notary Public.

STATE OF ALABAMA -- JEFFERSON COUNTY..

PERSONALLY APPEARED BEFORE ME NONA S. WILLIAMS, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE THE WITHIN NAMED CHARLES T. SEATON THE BARGAINOR WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT BIRMINGHAM ALABAMA THIS 19TH DAY OF APRIL 1935.

(SEAL) NONA S. WILLIAMS, NOTARY PUBLIC

MY COMMISSION EXPIRES AUGUST 26, 1936

U.S.R.S. $1.00

RECD MAY 6TH, 1935 AT 3; 45 P.M.