P. ESENTS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THE 29TH DAY OF MARCH ONE THOUSAND NINE HUNDRED AND THIRTY SEVEN.

STANLEY SAMUELSON.

STATE OF ARIZONA
COUNTY OF PIMA

BEFORE ME MILYON MORTON COHAN A NOTARY PUBLIC IN AND FOR THE COUNTY OF PIMA STATE OF ARIZONA ON THIS DAY PERSONALLY APPEARED STANLEY SAMUELSON KNOWN TO ME TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29TH DAY OF MARCH A. D. 1937.

(SEAL) MILTON MORTAN COHAN. NOTARY PUBLIC

MY COM. EXPIRES 8/2/38

RECEIVED MAY 4. 1937 at 10:23 A. M.

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NUMBER 87479. RECORDED MAY 5. 1937

E. L. HAMPTON ETAL

TO

Mrs. Clara Lillian
~~J. P.~~ WILLIAMS ~~ET UX~~

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED THIRTY ($630.00) DOLLARS PAID IN CASH BY MRS CLARA LILLIAN WILLIAMS WIFE OF JAMES P. WILLIAMS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED WE E. L. HAMPTON AND WIFE LULU R. HAMPTON HAVE THIS DAY BARGAINED AND SOLD AND DO HEREBY TRANSFER AND CONVEY UNTO THE SAID MRS CLARA LILLIAN WILLIAMS WIFE OF JAMES P. WILLIAMS, HER HEIRS AND ASSIGNS, ALL OUR RIGHTS, TITLE AND INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE.

LOT NO. 10 OF BLOCK NO. 1 AND 30 FT OF LOT NO. 9 ON THE PLAN OF FAIRFAX PLACE, AS OF RECORD IN BOOK 647, PAGES 137 AND 138 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 10 FRONTS 60 FEET ON THE NORTHERLY SIDE OF BLAKEMORE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 147 FEET TO A DEAD LINE. THE SAID WESTERLY 30 FEET OF LOT NO. 9 BLOCK NO. 1. FRONTS 30 FEET ON THE NORTHERLY SIDE OF BLAKEMORE AVENUE AND RUNS BACK 147 FEET PARALLEL LINES TO THE EASTERLY LINE OF LOT NO. 10 AND MEASURERS 30 FEET IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO E. L. HAMPTON BY DEED OF WHITLAND REALTY COMPANY OF RECORD IN BOOK NO. 448. PAGE 539 R.O.D.C. TENNESSEE.



THE PROPERTY HEREIN DESCRIBED IS CONVEYED SUBJECT TO THE FOLLOWING STIPULATIONS AND CONDITIONS, WHICH SHALL BE BINDING UPON AND BE OBSERVED BY THE GRANTEE HEREUNDER, HER HEIRS, SUCCESSORS AND ASSIGNS UNTIL THE FIRST DAY OF JANUARY 1945 NAD IT IS EXPRESSLY AGREED THAT ALL AND EACH OF SAID STIPULATIONS SHALL ATTACH TO AND RUN WITH THE LAND AND SHALL BE BINDING UPON ALL OF EVERY PERSON, OR PERSONS WHO MAY HEREAFTER OWN, POSSESS, OCCUPY AND USE SAID LAND, OR ANY PART THEREOF, OR ANY BUILDING OR STRUCTURE THEREON, UNDER ANY TENUR WHATEVER, TO WIT:

SAID LOT IS CONVEYED SUBJECT TO ALL ZONING LAWS OF THE CITY OF NASHVILLE,

FIRST - THAT NO SHOP, STORE, FACTORY, SALOON, OR BUSINESS HOUSE OF ANY KIND, NO HOSPITAL OR ASYLUM, OR INSTITUTION OF KINDRED NATURE, NO APARTMENT HOUSE, AND NO CHARITABLE INSTITUTION, SHALL BE ERECTED OR MAINTAINED ON THE PREMISES HEREBY CONVEYED BUT SAID PREMISES SHALL BE OCCUPIED AND USED FOR RESIDENCE PURPOSES ONLY AND NOT OTHERWISE.

SECOND - THAT ANY DWELLING HOUSE BUILT UPON SAID LOT SHALL BE SO CONSTRUCTED THAT ITS FRONT LINE (WHICH MEANS THE FRONT LINE OF PORCH OR ANY PROJECTION, NOT COUNTING STEPS) SHALL BE REASONABLY IN LINE WITH HOUSES ADJACENT THERETO.

THIRD - THAT NO RESIDENCE SHALL BE CONSTRUCTED WHOLLY OR PARTIALLY WITHIN LESS THAN FIVE FEET OF THE SIDE LINES OF THE LOT HEREIN CONVEYED.

FOURTH - THAT NOT MORE THAN ONE DWELLING SHALL BE ERECTED ON SAID LOT AND MAINTAINED THEREON AT ANY ONE TIME.

FIFTH - THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED OR MAINTAINED ON SAID LOT COSTING LESS THAN FOUR THOUSAND ($4000.00) DOLLARS FOR THE RESIDENCE PROPER, NOT INCLUDING OUTHOUSES AND OTHER IMPROVEMENTS.

THAT ANY RESIDENCE OR DWELLING HOUSE CONSTRUCTED ON SAID LOT SHALL BE OF BRICK, STUCCO OR STONE.

THAT 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

SIXTH - THAT NEITHER THE PREMISES NOR ANY PART THEREOF OF SAID LAND, SHALL BE SOLD, ALIENED, CONVEYED OR DEVISED TO ANY PERSON, HER OR PERSONS, OF AFRICAN BLOOD OR DESCENT, AND THAT NO PERSON, OR PERSONS, OF AFRICAN BLOOD OR DESCENT SHALL OWN OR ACQUIRE TITLE THERETO, EITHER IN FEE OR OTHERWISE, OR AS TENANTS OR LESSEES, BUT THIS COVENANT DOES NOT PRECLUDE PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON THE SAID PREMISES IN THE CAPACITY OF SERVANTS.

THE PURCHASER ASSUMES AND AGREES TO PAY CITY AND STATE & COUNTY TAXES FOR 1937.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO SAID MRS. CLARA LILLIAN WILLIAMS; WIFE OF JAMES P. WILLIAMS, HER HEIRS AND ASSIGNS FOREVER.

AND WE DO COVENANT WITH THE SAID MRS. CLARA LILLIAN WILLIAMS, WIFE OF JAMES P. WILLIAMS THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED EXCEPT AS AFORESAID.

AND I, E. L. HAMPTON, FURTHER BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE SAID PROPERTY TO THE SAID