NUMBER 86896 RECORDED APRIL 24, 1937.

WILEY KEITH, TO JOSEPH B.DUNN, ET UX.

1019

20610 MARSHALL & BRUCE CO. NASHVILLE

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, WILEY KEITH, A WIDOWER HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JOSEPH B.DUNN AND WIFE, RUTH DUNN, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 37, BLOCK B, OF OVERLOOK 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 105, REGISTERS OFFICE OF SAID COUNTY.

THE PROPERTY IS SOLD AND 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 SUB-DIVISION OF WHICH THE ABOVE DESCRIBED PROPERTY IS A PART AND PARCEL THEREOF, IF RESTRICTED TO RESIDENCES PURPOSES ONLY, EXCEPTING LOTS FRONTING ON GALLATIN PIKE OR ANDERSON LANE, UPON WHICH EITHER RESIDENCES 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 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 JOSEPH B.DUNN AND WIFE, RUTH DUNN, THEIR, heirs and assigns, forever, and I do covenant with the said JOSEPH B.DUNN AND WIFE, RUTH DUNN, 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 do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said JOSEPH B.DUNN AND WIFE, RUTH DUNN, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 15TH day of APRIL, 1937.

Witness: WILEY KEITH

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LULU MURREY, a Notary Public in and for said County and State, the within-named WILEY KEITH, A WIDOWER, the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

And X 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 15TH day of APRIL, 1937.

Commission Expires 17 day of OCTOBER, 1939. (Seal.) LULU MURREY, Notary Public.

U.S.R.S. $0.50.

RECD APRIL 23, 1937 AT 2:54 P M

NUMBER 86919 RECORDED APRIL 26, 1937.

MRS. CYNTHIA BEULAH WRIGHT, WIDOW, TO ZONA P.MEADOWS, UNMARRIED.

1019

20610 MARSHALL & BRUCE CO. NASHVILLE

For and in consideration of the sum of FIVE AND NO/100 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I, MRS.CYNTHIA BEULAH WRIGHT, A WIDOW, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ZONA P.MEADOWS, UNMARRIED, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LOT NO.91 IN HAYNIE'S CLEVELAND PLAN OF LOTS ON WHITE'S CREEK PIKE, A PLAN OF WHICH IS RECORDED IN BOOK NO.161, PAGE 35, R.O.D.C., LYING AND BEING IN DISTRICT NO.12, FORMERLY 21, OF SAID DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO.91 FRONTS 40 FEET ON ADLAI STREET, RUNNING BACK BETWEEN PARALLEL LINES ONE HUNDRED AND TWENTY-FIVE (125) FEET TO A TEN FOOT ALLEY, AND BEING THE SAME TRACT OF LAND CONVEYED TO THE SAID ELIAZ DOZIER BY R.G.ROTHROCK AND HIS WIFE, H.M.ROTHROCK, BY DEED DATED NOVEMBER 11, 1895, AND RECORDED IN BOOK 214, PAGE 111, R.O.D.C.

LOTS NOS. 64 AND 92 IN SAID HAYNIE'S CLEVELAND PLAN, LOCATED ON THE WHITE'S CREEK PIKE, IN THE TWELFTH (FORMERLY TWENTY-FIRST) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO.64 FRONTS 40 FEET ON GROVER STREET, RUNNING BACK BETWEEN PARALLEL LINES ONE HUNDRED TWENTY-FIVE (125) FEET TO A TEN FOOT ALLEY, AND SAID LOT NO. 92 FRONTS 40 FEET ON ADLAI STREET, RUNNING BACK BETWEEN PARALLEL LINES ONE HUNDRED TWENTY-FIVE (125) FEET TO A TEN FOOT ALLEY, AND BEING THE SAME PROPERTY CONVEYED TO SAID ELIAS DOZIER AND FANNIE DOZIER HIS WIFE, (NOW DECEASED) BY DEED OF R.G.ROTHROCK AND HIS WIFE, H.M.ROTHROC, OF DATE JULY 5TH, 1889, AND RECORDED IN BOOK NO.240, PAGE 37, R.O.D.C.

LOTS NOS. 93, 94, AND 95 IN HAYNIE'S CLEVELAND ADDITION ON WHITE'S CREEK PIKE, LYING AND BEING IN DISTRICT NO.12 (FORMERLY 21) OF DAVIDSON COUNTY, TENN., A PLAN OF WHICH IS RECORDED IN BOOK NO.161, PAGE 35, R.O.D.C.

SAID LOTS NOS. 93, 94 AND 95 FRONT 40 FEET EACH ON ADLAI STREET AND RUN BACK BETWEEN PARALLEL LINES ONE HUNDRED AND TWENTY-FIVE (125) FEET TO A TEN FOOT ALLEY, AND BEING THE SAME PROPERTY CONVEYED TO SAID ELIAS DOZIER BY DEED OF P.A.SHELTON, CLERK OF THE COUNTY COURT OF DAVIDSON COUNTY, TENN., BY DEED OF DATE AUGUST 30, 1910, AND OF RECORD IN BOOK NO. 388, PAGE 774, R.O.D.C.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said ZONA P.MEADOWS, UNMARRIED, HER, heirs and assigns, forever, and I do covenant with the said ZONA P.MEADOWS, UNMARRIED, 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 do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said ZONA P.MEADOWS, UNMARRIED, HER heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this day of APRIL, 1937.

Witness: MRS. CYNTHIA BEULAH WRIGHT

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J.R.ALLEN, a Notary Public in and for said County and State, the within-named MRS. CYNTHIA BEULAH WRIGHT, WIDOW, the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And X 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 23 day of APRIL, 1937.

Commission Expires 6 day of JULY, 1938. (Seal.) J.R.ALLEN, Notary Public.

U.S.R.S. $1.00.

RECD APRIL 24, 1937 AT 10:25 A.M.