NUMBER 84876 RECORDED MARCH 18TH, 1937 A. C. BREASE ET UX, TO A. R. BUSH ET UX.

J.I.E. 27914 MARSHALL & BRUCE CO. NASHVILLE

1025

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, WE, A. C. BREAST AND WIFE JANIE B. BREAST HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID A. R. BUSH AND WIFE MARIETTA BUSH THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

TRACT #9 BLOCK E. OF COUNTRY CLUB ESTATES A SUBDIVISION IN THE COUNTY OF DAVIDSON STATE OF TENNESSEE, A PLAT OF WHICH SUB- DIVISION IS OF RECORD IN BOOK 843, PAGE 95, REGISTER'S OFFICE OF SAID COUNTY.

THE PROPERTY IS SOLD AND HEREBY CONVEYED SUBJECT TO THEE, 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 THIRTY(30) FEET OF THE FRONT LINE OF SAID PROPERTY. THE SAID SUB- DIVISION OF WHICH THE ABOVE DESCRIBED PROPERTY IS A PART AND PARCEL THEREOF IS RESTRICTED TO RESIDENCE PURPOSES ONLY EXCEPTING LOTS FRONTING ON MCGAVOCK AVENUE, UPON WHICH EITHER RESIDENCES OR BUSINESS STORES MAY BE CONSTRUCTED. RESIDENCES ERECTED UPON SAID PROPERTY SHALL CONTAIN NOT LESS THAN 600 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, OR PAID 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 MAYNOW, OR HEREAFTER OWN POSSESS OCCUPY OR USE SAID PREMISES, OR ANY PART THEREOF ALSO ANY BUILDING OR STRUCTURES, 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 A. R. BUSH AND WIFE MARIETTA BUSH, THEIR, heirs and assigns, forever, and WE, do covenant with the said A. R. BUSH AND WIFE MARIETTA BUSH lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered that WE ARE

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 A.R. BUSH AND WIFE MARIETTA BUSH THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 19TH day of SEPTEMBER, 19 36

Witness:

A.C. BREAST,

JANIE B. BREAST,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LULU MURREY a Notary Public in and for said County and State, the within-named A.C. BREAST AND WIFE JANIE B. BREAST, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

XXXXXXXXXXXXXXX wife of the said XXXXXX having appeared before me privately and apart from XXXXXXXXXXXXXX husband, the said XXXXXXXXXXXX acknowledged the execution of the said instrument to have been done by XXXXX freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed XXXXX X

Witness my hand and official seal at Nashville, Tennessee, this 19TH day of SEPTEMBER, 19 36

Commission Expires 17 day of OCTOBER, , 19 39

(Seal.) LULU MURREY

Notary Public.

U.S.R.S $.50¢

RECEIVED MARCH 17TH, 1937 AT 10;00 A. M.

NUMBER 84882 RECORDED MARCH 18TH, 1937 R. L. SHERRILL TO DEED H.R. OFFICER,

1025

MARSHALL & BRUCE CO. NASHVILLE

For and in consideration of the ~~sum of~~ SURRENDER TO ME A NOTE DATED JANUARY 15,1932, FOR THE PRINCIPAL SUM OF TWO THOUSAND ($2000.00) WITH INTEREST FROM DATE, WHICH NOTE IS PAYABLE TO DR. H. R. OFFICER, AND WHICH NOTE IS SECURED BY A DEED OF TRUST OF EVEN DATE WITH SAID NOTE. SAID DEED OF TRUST COVERING LOTNO. 89 IN S. A. CHAMPION'S SUBDIVISION, AS OF RECORD IN BOOK XXXXXX NO. 161, PAGE NO. 132, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING THE SAME PROPERTY COVERED BY THIS DEED, AND SAID NOTE NOT HAVING BEEN PAID AND BEING PAST DUE, AND THE AMOUNT NOW DUE THEREON BEING THE SUM OF $2300.00 WHICH AMOUNT I AM UNABLE TO PAY IN ANY OTHER WAY AND DO NOT DESIRE TO HAVE SAID DEED OF TRUST, OF TRUST FORECLOSED, AND SAID AMOUNT BEING THE ACTUAL WORTH OR MORE THAN THE ACTUAL WORTH OF SAID PROPERTY NOW, THEREFORE IN CONSIDERATION OF THE SURRENDER TO ME IN FULL OF SAID NOTE AND ALL CLAIMS EVIDENCE THEREBY I, R.L. SHERILL, A SINGLE PERSON HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID DR. H. R. OFFICER HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY TENNESSEE, AND DESCRIBED AS FOLLOWS, TO WIT;

" BEING LOT NO. 89 IN S. A. CHAMPION'S SUBDIVISION AS OF RECORD IN BOOK NO. 161, PAGE NO. 132, OF THE REGISTER'SOFFICE OF DAVIDSON COUNTY, TENNESSEE, SAID LOT NO. 89 FRONTS 50 FEET ON THE WESTERLY SIDE OF 22ND AVENUE NORTH FORMERLY CHAMPION AVENUE AND RUNS BACKBETWEEN PARALLEL LINES 150 FEET TO AN ALLEY; AND BEING THE SAME PROPERTY CONVEYED TO R.L.SHERILL BY DEED OF RECORD FROM MRS. MINNIE HALL GERTRUDE HALL HOBSON HALL ~~HOBSON HALL~~ AND MELVIN HALL, AND IS OF RECORD IN BOOK 658, PAGE 195, OF THE REGISTER'S OFFICE OF 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 DR. H.R. OFFICER, HIS heirs and assigns, forever, and I, do covenant with the said DR. H. R. OFFICER lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered THAT I AM ~~THAT~~

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 DR. H. R. OFFICER HIS heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY 17TH hand, this 17TH day of MARCH, 19 37

Witness:

R.L. SHERRILL,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARION LONG, a Notary Public in and for said County and State, the within-named R.L. SHERRILL, the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

XXXXXXXXXXXXX XXXXXX wife of the said XXXXXX having appeared before me privately and apart from husband, the said XXXXXXXXXXXXX acknowledged the execution of the said instrument to have been done by XXXXXXX 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 17 day of MARCH, 19 37

Commission Expires 21 day of JULY, 19 40

(Seal.) MARION LONG

Notary Public.

RECEIVED MARCH 17TH, 1937 AT 11;00 A.M.