For and in consideration of the sum of NINE HUNDRED ($900.00) DOLLARS CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE ASSUMPTION OF A DEED OF TRUST TO LOUIS R. LINX, TRUSTEE, OF RECORD IN BOOK 1017 PAGE 230, REGISTER'S OFFICE, FOR DAVIDSON COUNTY TENNESSEE WE, W.P. ROSE AND WIFE RUTHA B. ROSE, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J.K. STREET, AND WILMA D. STREET, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 65 ON THE MAP OF SPRINGDALE SUBDIVISION AS OF RECORD IN BOOK 974, PAGE 18, REGISTER'S OFFICE FOR SAID COUNTY

SAID LOT NO. 65 FRONTS 50 FEET ON THE NORTHERLY SIDE OF MCCLURKAN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 162.5 FEET TO A DEAD LINE.

BEING PART OF THE PROPERTY CONVEYED TO W. P. ROSE AND WIFE RUTHA B. ROSE, BY DEED FROM FLETCHER HOOVER TRUSTEE DATED NOVENBER 2, 1936, AND RECORDED INBOOK 1012, PAGE 127, SAID REGISTER'S OFFICE.

THE ABOVE PROPERTY IS ENCUMBERED BY A DEED OF TRUST TO LOUIS R. LINX TRUSTEE TO SECURE THE PAYMENT OF A NOTE IN THE SUM OF $2400.00 THE DEED OF TRUST SECURING SAID NOTE IS OF RECORD IN BOOK 1017 PAGE 230, REGISTER'S OFFICE FOR 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 J.K. STREET, AND WIFE WILMA D. STREET, THEIR ....., heirs and assigns, forever, and WE, ... do covenant with the said J.K. STREET, AND WIFE WILMA D. STREET, ... 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 AS HEREINABOVE SET OUT.

And WE, W.P. ROSE AND WIFE RUTHA B. ROSE, ... do further covenant and bind OUR SELVES heirs and representatives, to warrant and forever defend the title to said land to the said ..... J.K. STREET, AND WIFE WILMA D. STREET, THEIR ..... heirs and assigns, against the lawful claims of all persons whomsoever.....

Witness OUR hand S, this 16TH day of MARCH 1937

Witness: ..... W.P. ROSE,

..... RUTHA B. ROSE,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LOUISE MURPHY ..... a Notary Public in and for said County and State, the within-named W.P. ROSE AND WIFE RUTHA B. ROSE, ... the bargainor....., with whom I am personally acquainted, and who acknowledged that THEY 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 16TH day of MARCH, 1937

Commission Expires 7TH day of OCT., 1940 (Seal.) LOUISE MURPHY

Notary Public.

U.S.R.S $1.00

RECD AUG. 28TH, 1937 AT 11; 55 A.M.

For and in consideration of the sum of ten ($10.00) and NO/100 dollars cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged;

I, Albert Duling, Trustee, pursuant to the authority vested in me by the trust, have bargained andsolc, ans by these presents do transfer and convey unto the said W.R. Smith his Heira and assigns a certain tract or parcel of land in Davidson County, State of Tennesse, described as follows, to wit:

The northerly one half ot tract 4, Block E. of Woodlawn Estates a sub-division in the County of Davidson, State of Tennesse, a plat of which sub-division is of record in Book 843, page 82, Register's Office for 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 sadi sub-division of which the above described property is a part and parcel thereof, is restricted to residence purposes only, excepting lots fronting on Gallatin Road or Anderson Lane, upon which either residence or business stores may be constructed. Residences erected upon said property shall contain not less than 450 sq.are 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 out side 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 ant run with the land and shall be binding and obligatory upon each and every purchaser who may now or hereafter own, possess or upy or use 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 W. R. Smith, his ....., heirs and assigns, forever, and I ..... do covenant with the said W. R. Smith ..... 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 ..... W. R. Smith, his ....., heirs and assigns, against the lawful claims of all persons whomsoever.....

Witness my hand ~~XXX~~ this 2nd day of July, 1937

Witness: ..... Albert Duling, Trustee

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, Lulu Murrey ..... 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 x ..... x ..... wife of the said x ..... 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 27 day of July, 1937

Commission Expires 17 day of Oct., 1939 (Seal.) Lulu Murrey

Notary Public.

U.S.R.S. $0.50 Received Aug. 27, 1937 at 3:24 P. M. H.H.