For and in consideration of the sum of ONE ($1.00) DOLLARS CASH IN HAND PAID TO US, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND EXCHANGE OF OTHER REAL ESTATE,

WE, THULA GRISHAM COVERDALE AND HUSBAND, N.C.COVERDALE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID HATTIE LEE JONES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY,TENNESSEE, BEING PARTS OF LOTS NOS. 7 AND 8 IN THE WAVERLY LAND COMPANY'S PLANS OF LOTS, CALLED WAVERLY PLACE, AS OF RECORD IN BOOK 57, PAGE 95, REGISTERS OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF ARGYLE AVENUE, FORMERLY FAIRVIEW AVENUE, 152 FEET WESTERLY FROM THE WEST MARGIN OF BEECH AVENUE; THENCE SOUTHWESTWARDLY ALONG THE LINE OF A DIVISION FENCE 207 FEET TO A POINT WHICH IS 3 FEET 6 INCHES WEST OF THE LINE BETWEEN LOTS NOS. 7 AND 8, AND 18 FEET 6 INCHES NORTH OF THE ALLEY RUNNING ALONG THE SOUTH MARGIN OF LOTS NOS. 7 AND 8; THENCE WESTWARDLY 33 FEET 6 INCHES TO A POINT; THENCE SOUTHWARDLY 18 FEET 2 INCHES TO THE NORTH MARGIN OF THE ABOVE MENTIONED ALLEY; THENCE WESTWARDLY WITH SAID ALLEY 44 FEET, MORE OR LESS, TO THE NORTHEAST INTERSECTION OF SAID ALLEY AND ANOTHER ALLEY LYING ALONG THE WEST LINE OF LOT NO.8; THENCE NORTHWESTWARDLY ALONG THE EAST LINE OF THE LAST MENTIONED ALLEY 42.3 FEET, MORE OR LESS, TO A POINT; THENCE NORTHEASTWARDLY 170 FEET TO A POINT IN THE SOUTHERLY MARGIN OF ARGYLE AVENUE; THENCE EASTWARDLY ALONG THE SOUTH LINE OF SAID AVENUE 154 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THULA GRISHAM COVERDALE BY DEED FROM JOHN NEUHOFF AND WIFE, OF RECORD IN BOOK 919, PAGE 72, SAID REGISTERS OFFICE.

PURCHASERS ASSUME ONE-THIRD OF TAXES FOR THE YEAR 1937.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said HATTIE LEE JONES, HER; heirs and assigns, forever, and WE do covenant with the said HATTIE LEE JONES, 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 WE, THULA GRISHAM COVERDALE AND HUSBAND, N.C.COVERDALE do further covenant and bind OURSELVES, OUR, heirs and representatives, to warrant and forever defend the title to said land to the said HATTIE LEE JONES, HER heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 31 day of AUGUST, 1937.

Witness: THULA GRISHAM COVERDALE
N.C.COVERDALE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARGARET R.ZELLNER, a Notary Public in and for said County and State, the within-named THULA GRISHAM COVERDALE AND HUSBAND, N.C.COVERDALE, the bargainor S, 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 31 day of AUGUST, 19 37.

Commission Expires 4/7/38 ~~day of ---, 19~~ (Seal.) MARGARET R.ZELLNER, Notary Public.

U.S.R.S. $3.50.

RECD AUGUST 31, 1937 AT 2:55 P M

For and in consideration of the sum of TEN ($10.00) AND NO/100 DOLLARS, CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, 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 THOMAS L.STONE AND WIFE, MARY KATE STONE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

THE NORTHERLY 33-1/3 FEET OF TRACTS 16 AND 25, AND THE SOUTHERLY 33-1/3 FEET OF TRACTS 17 AND 24, OF BLOCK F, OF COUNTRY CLUB 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 95, 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 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 LOST FRONTING ON MCGAVOCK AVENUE, UPON WHICH EITHER RESIDENCE 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, STOCCO 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 HERIS, 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 HEREON.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said THOMAS L.STONE AND WIFE, MARY KATE STONE, THEIR, heirs and assigns, forever, and WE do covenant with the said THOMAS L.STONE AND WIFE, MARY KATE STONE, 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 WE do further covenant and bind OURSELVES, OUR, heirs and representatives, to warrant and forever defend the title to said land to the said THOMAS L.STONE AND WIFE, MARY KATE STONE, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 21ST day of JUNE, 1937.

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.

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 21ST day of JUNE, 1937.

Commission Expires 17 day of OCTOBER, 19 39. (Seal.) LULU MURREY, Notary Public.

U.S.R.S. $0.50.

RECD AUGUST 31, 1937 AT 3:03 P M

MM