J.A.E.

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, ALBERT DULING, TRUSTEE, PURSUANT TO THE AUTHORITY VESTED IN ME BY THE TRUST HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID OTIS C.CARPENTER AND WIFE, GLADYS C.CARPENTER, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACTS 18, 19, AND 20, BLOCK F, OF WOODLAWN ESTATES, A SUB-DIVISION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, A PLAT OF WHICH SUBDIVISION IS OF RECORD IN BOOK 843, PAGE 82, 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 RESIDENT 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, IS RESTRICTED TO RESIDENCE PURPOSES ONLY, EXCEPTING LOTS FRONTING ON GALLATIN ROAD 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 AGRED 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 OTIS C.CARPENTER AND WIFE, GLADYS G.CARPENTER, THEIR, heirs and assigns, forever, and I do covenant with the said OTIS C. CARPENTER AND WIFE, GLADYS C.CARPENTER, 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 OTIS C.CARPENTER AND WIFE, GLADYS C.CARPENTER, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 4TH day of AUGUST, 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 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 4TH day of AUGUST, 1937.
Commission Expires 17 day of OCT., 1939. (Seal.) LULU MURREY, Notary Public.

U.S.R.S. $0.50.
RECD FEB. 21, 1938 AT 3:50 P M
MM

J.A.E.

For and in consideration of the sum of $ 350.00 THREE HUNDRED FIFTY AND NO/100 DOLLARS PAID BY R.R.LONGHURST, SR. IN CASH THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, WILLIAM LONGHURST AND WIFE, ROBBYE LONGHURST, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID R.R.LONGHURST,SR. AND WIFE, FANNIE M.LONGHURST, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT # 14 OF BLOCK "C" ON THE MAP OF COUNTRY CLUB ESTATES, AS OF RECORD IN BOOK 843, PAGE 95, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO.14 FRONTS 100 FEET ON THE WESTERLY SIDE OF WILLMETA AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO THE EAST LINE OF LOT NO.17 IN SAID SUBDIVISION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM LONGHURST BY DEED FROM A.C. BREAST AND WIFE, OF RECORD IN BOOK 1025, PAGE 512, SAID REGISTERS OFFICE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said R.R.LONGHURST, SR., AND WIFE, FANNIE M.LONGHURST, THEIR, heirs and assigns, forever, and WE do covenant with the said R.R.LONGHURST, SR., AND WIFE, FANNIE M.LONGHURST, 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, WILLIAM LONGHURST AND ROBBYE LONGHURST, do further covenant and bind OURSELVES, OUR, heirs and representatives, to warrant and forever defend the title to said land to the said R.R.LONGHURST, SR., AND WIFE, FANNIE M.LONGHURST, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR handS, this 25TH. day of OCTOBER, 1937.

Witness: WILLIAM LONGHURST
ROBBYE LONGHURST

KENTUCKY, TODD
STATE OF ~~TENNESSEE, DAVIDSON~~ COUNTY.

Personally appeared before me, R. F. WARREN, a Notary Public in and for said County and State, the within-named WE, WILLIAM LONGHURST AND WIFE, ROBBYE LONGHURST, 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~~ GUTHRIE, KY., this 18 day of JANUARY, 1938.
Commission Expires 8 day of JAN. 1940. (Seal.) R.F.WARREN, Notary Public.
TODD CO.KY.

U.S.R.S. $0.50
RECD FEB. 23, 1938 AT 9:60 A.M.
MM