L. J.A.E.

For and in consideration of the sum of SEVENTY-FIVE ($75.00) DOLLARS CASH IN HAND PAID BY DENNIE JOSEPH WHITE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE ASSUMPTION BY THE SAID DENNIE JOSEPH WHITE OF AN INDEBTEDNESS ON SAID PROPERTY HEREIN CONVEYED OF FOUR HUNDRED ($400.00) DOLLARS AND INTEREST ON SAME FROM MARCH 9, 1938, SAID INDEBTEDNESS BEING OF RECORD IN BOOK 713, PAGE 23, R.O.D.C.,TENN., AND ALL TAXES FOR THE YEAR 1938,

WE, H.B.CRUMP AND WIFE, CHRISTINE G.CRUMP, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID DENNIE JOSEPH WHITE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE EASTERLY 27 FEET OF LOT NO.28 ON THE PLAN OF HUMPHREY HOUSTON & MARTIN'S ADDITION, AS OF RECORD IN PLAN BOOK NO.1, PAGE 35, CHANCERY COURT AT NASHVILLE, AND BOOK 36, PAGE 117, REGISTERS OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO.28 FRONTS 27 FEET ON THE SOUTHERLY SIDE OF HUMPHREY STREET, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY, BEING THE SAME PROPERTY CONVEYED TO H.B.CRUMP BY DEED FROM MRS.HATTIE SULLIVAN, A WIDOW, SAID DEED BEING OF RECORD IN BOOK 936, PAGE 512, R.O.D.C., TENN.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said DENNIE JOSEPH WHITE, HIS, heirs and assigns, forever, and WE do covenant with the said DENNIE JOSEPH WHITE, 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 ABOVE SET OUT.

And WE, H.B.CRUMP AND WIFE, CHRISTINE G.CRUMP, do further covenant and bind OURSELVES, OUR, heirs and representatives, to warrant and forever defend the title to said land to the said DENNIE JOSEPH WHITE, HIS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 9 day of MAY, 1938.

Witness: H.B.CRUMP

CHRISTINE G.CRUMP

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, C.F.MILLER, a Notary Public in and for said County and State, the within-named H.B.CRUMP AND WIFE,CHRISTINE G.CRUMP, 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 XXXX 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 11 day of MAY, 1938.

Commission Expires 9 day of APR. 1939. (Seal.) C.F.MILLER, Notary Public.

RECD MAY 11, 1938 AT 1:45 P M
MM

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 AGNES D.ECKHARDT, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 13, BLOCK G,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 RESIDENT 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 OFFLOOR 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, HER 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 THEREON.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said AGNES D.ECKHARDT, HER, heirs and assigns, forever, and WE do covenant with the said AGNES D.ECKHARDT, 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 AGNES D.ECKHARDT, HER heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 7 day of MAY, 1938.

Witness: A.C.BREAST

JANIE B.BREAST

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, BOBBIE GARY, a Notary Public in and for said County and State, the within-named A.C.BREAST AND WIFE, JANIE B.BREAST, 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, X without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of MAY, 1938.

Commission Expires 10 day of JAN. 1939. (Seal.) BOBBIE GARY, Notary Public.

U.S.R.S. $0.50.
RECD MAY 11, 1938 AT 3:50 P M
MM