For and in consideration of the sum of ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED PAID TO US BY J.W.SOLOMON,JR., AND WIFE, MAURINE BINKLEY SOLOMON, WE, J.C. TULEY AND WIFE, CAROLINE T. TULEY, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J.W.SOLOMON, JR., AND WIFE,MAURINE BINKLEY SOLOMON, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS:

BEING LOT NO.110 ON THE PLAN OF EASTDALE PLACE, BEING A SUBDIVISION OF PART OF LOT NO.4 OF THE WILLIAM WILLIAMS LAND ON GALLATIN TURNPIKE AS OF RECORD IN BOOK NO.547, PAGES 29 & 30, REGISTERS OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

SAID LOT NO.110 FRONTS EIGHTY (80) FEET ON THE NORTHERLY SIDE OF RIVERWOOD DRIVE AND RUNS BACK BETWEEN PARALLEL LINES TWO HUNDRED (200) FEET TO A DEAD LINE. AND BEING THE SAME PROPERTY CONVEYED TO J.C. TULEY AND WIFE, CAROLINE T. TULEY, BY THE COMMERCE UNION BANK, TRUSTEE, AS OF RECORD IN REGISTERS OFFICE OF DAVIDSON COUNTY,TENNESSEE, BOOK 663, PAGE 271.

BUT THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING RESTRICTIONS:

FIRST: THAT NO SHOP, STORE, FACTORY OR OTHER BUSINESS OF ANY KIND, HOSPITAL, ASYLUM, OR INSTITUTION OR LIKE KINDRED NATURE, AND NO CHARITABLE INSTITUTION SHALL BE ERECTED AND MAINTAINED ON PROPERTY HEREBY CONVEYED, BUT THE PREMISES SHALL BE OCCUPIED AND USED FOR RESIDENCE PURPOSES ONLY AND NOT OTHERWISE.

SECOND: THAT NO DWELLING COSTING LESS THAN $3,000.00 SHALL BE ERECTED OR KEPT ON SAID LOTS HEREIN CONVEYED.

THIRD: THAT NO RESIDENCE OR DWELLING OR OTHER STRUCTURE SHALL BE ERECTED OR KEPT ON SAID LAND WHOLLY OR PARTLY WITHIN 35 FEET OF THE FRONT LINE OF THE STREET OR AVENUE ON WHICH IT FRONTS, AND NO GARAGE, COAL HOUSE OR OTHER OUTHOUSE BUILDING SHALL BE ERECTED OR KEPT ON SAID LAND WHOLLY OR PARTLY WITHIN 90 FEET OF THE FRONT OF SAID STREET OR AVENUE ON WHICH SAID PROPERTY FRONTS.

FOURTH: THAT THE PREMISES NOR ANY PART THEREOF SHALL NOT BE SOLD, ALIENED, CONVEYED OR DEVISED TO ANY PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT AND THAT NO PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT SHALL ACQUIRE TITLE THERETO IN FEE OR OTHERWISE OR AS TENANTS OR LESSEES, BUT THIS COVENANT DOES NOT PRECLUDE OR PROHIBIT PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING IN THE CAPACITY OF SERVANTS ON THE SAID PREMISES.

FIFTH: IT IS FURTHER CONTRACTED AND AGREED THAT THESE COVENANTS AND AGREEMENTS ARE EXPRESS COVENANTS WHICH RUN WITH THE LAND AND SHALL BE BINDING UPON THE PURCHASER AND EVERY PURCHASER OR OWNER SUCCEEDING TO THIS LAND TO AND INCLUDING THE FIRST DAY OF JANUARY, 1944.

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.W.SOLOMON, JR., AND WIFE, MAURINE BINKLEY SOLOMON, THEIR heirs and assigns, forever, and WE do covenant with the said J.W.SOLOMON, JR., AND WIFE, MAURINE BINKLEY SOLOMON, 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, BUT BY A DEED OF TRUST TO GUARANTY BANK & TRUST COMPANY OF MEMPHIS, TRUSTEE.

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 J.W.SOLOMON, JR., AND WIFE, MAURINE BINKLEY SOLOMON, THEIR heirs and assigns, against the lawful claims of all persons whomsoever. A LIEN IS EXPRESSLY RETAINED UPON THE PROPERTY HEREIN CONVEYED TO SECURE ALL THEDEFERRED PAYMENTS OF PURCHASE MONEY.

Witness my hand, this 14TH day of JULY, 1938.

Witness: J.C. TULEY

CAROLINE T.TULEY

ACK BEFORE N P

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARION LONG, a Notary Public in and for said County and State, the within-named J.C.TULEY AND WIFE, CAROLINE T.TULEY, the bargainors, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And CAROLINE T. TULEY, wife of the said J.C.TULEY, PERSONALLY having appeared before me privately and apart from HER husband, the said CAROLINE T.TULEY, acknowledged the execution of the said ~~instrument~~ DEED to have been done by HER freely, voluntarily, and understandingly, without compulsion or constraint from HER said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 14TH day of JULY, 19 38.

Commission Expires 21 day of JULY, 19 40. (Seal.) MARION LONG, Notary Public.

U.S.R.S. $4.50

RECD JULY 14, 1938 AT 3:20 P M

MM

For and in consideration of the sum of ($1.00) ONE DOLLAR & NO/100 DOLLARS, CASH IN HAND PAID BY T.R.GUILL, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED AND THE ASSUMPTION OF A MORTGAGE EXECUTED BY BENNIE GUILL MCCLELLAND ON JUNE 23RD, 1931 IN THE AMOUNT OF $1,000.00 WHICH IS OF RECORD IN BOOK 870, PAGE 149 R.O. D.C.TENNESSEE AND CITY TAXES LISTED FOR THE YEARS 1935, 36, AND 37 AND THE PAYMENT OF A NOTE FOR $200.00 AT THE BANK OF DONELSON AND THE CONSIDERATION OF BENNIT GUILL MCCLELLAND BEING ALLOWED TO OCCUPY THE PREMISES HEREIN TO BE DESCRIBED FOR HER RESIDENCE THE REST OF HER NATURAL LIFE WITH PROVISIONS AS FOLLOWS:

BENNIE GUILL MCCLELLAND IS TO KEEP THE FIRE INSURANCE PAID UP ON THE PROPERTY IN THE AMOUNT OF $3000.00 AND IS TO PAY ALL FUTURE TAXES, UNCLUDING BOTH CITY AND COUNTY AND TO KEEP THE HOUSE IN REPAIR AND IN AS GOOD A STATE OF PRESERVATION AS IT IS NOW IN WITH THE EXCEPTION OF ORDINARY WEAR AND.TEAR. IN CASE OF DEFAULT OF EITHER TAXES, INSURANCE OR REPAIRS, BENNIE GUILL MCCLELLAND FORFEITS ALL RIGHT TO THE OCCUPANCY OF THE PROPERTY HEREIN DESCRIBED.

I, BENNIE GUILL MCCLELLAND HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID T.R.GUILL, HIS 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 LOT NO.17 ON THE PLAN OF D.D. PHILLIPS' SILVERDENE PARK AS OF RECORD IN BOOK 421, PAGE 31, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT #17 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF SILVERDENE PLACE, FORMERLY GEORGIA STREET, AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO BENNIE GUILL MCCLELLAND BY DEED FROM J.MACK ELLIS AND WIFE, OF RECORD IN BOOK 443, PAGE 583, 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 T.R.GUILL, HIS, heirs and assigns, forever, and I do covenant with the said T.R.GUILL, 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, BENNIE GUILL MCCLELLAND, do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said T.R.GUILL, HIS heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 14TH day of JULY, 1938.

Witness: BENNIE GUILL MCCLELLAND

M.L.MCCLELLAND

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E.H.HOOPER, a Notary Public in and for said County and State, the within-named BENNIE GUILL MCCLELLAND, _____, the bargainor, with whom I am personally acquainted, and who acknowledged that SHE 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 X, 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 DONELSON, Tennessee, this 14 day of JULY, 19 38.

Commission Expires 2 day of JULY, 1939. (Seal.) E.H.HOOPER, Notary Public.

U.S.R.S. $1.50.

RECD JULY 15, 1938 AT 10:25 A.M.

MM