MARSHALL & BRUCE CO., NASHVILLE

For and in consideration of the sum of TEN ($10.00) AND NO/100 DOLLARS CASH IN HAND PAID AND OTHER VALUABLECONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED; THE REALTY SALES COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TENNESSEE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID D.W. CLIFTON AND WIFE, LAURA J. CLIFTON THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 49, BLOCK K, OF MADISON PARK, A SUBDIVISION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, A PLAT OF WHICH SUB-DIVISION IS OF RECORD IN BOOK 974,PAGE 38, REGISTER'S OFFICE OF SAID COUNTY.

THE PROPERTY IS SOLD AND SHALL BE CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, COVENANTS AND CONDITIONS, TO-WIT:

THAT THE PROPERTY HEREBY CONVEYED SHALL NOT BE USED FOR THE PURPOSE OF SELLING INTOXICATING DRINKS OR BEVERAGES OF ANY KIND. THAT NO PART OF THE PREMISES HEREIN CONVEYED SHALL BE SOLD, CONVEYED OR LEASED TO ANY PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT. THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS 6, 11 AND 12 OF BLOCK A COSTING LESS THAN $1,500.00. THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS NOS. 14 TO 24, INCLUSIVE, OF BLOCK B COSTING LESS THAN $2,000.00; AND NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS NOS. 2 TO 13, INCLUSIVE, OF BLOCK B COSTINGTHAN $1,500.00. THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS NO. 10 TO 26, INCLUSIVE, OF BLOCK C COSTING LESS THAN $1,500.00; AND NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS 1 TO 17, INCLUSIVE, OF BLOCK C COSTING LESS THAN $1,000.00. THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS NOS. 1 TO 31, INCLUSIVE, OF BLOCK D COSTING LESS THAN $1,000.00. THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS NO. 1 TO 8, INCLUSIVE, AND LOTS 12 TO 14, INCLUSIVE OF BLOCK F COSTING LESS THAN $1,000.00. THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS NOS. 1 TO 6, INCLUSIVE, AND 8 TO 17, INCLUSIVE, OF BLOCK G COSTING LESS THAN $1,500.00; AND NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS NOS. 18 TO 34, INCLUSIVE, OF SAID BLOCK G COSTING LESS THAN $1,000.00. THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS. NOS. 1 TO 5 INCLUSIVE, OF BLOCK I COSTING LESS THAN $1,500.00; AND NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS 7 TO 22, INCLUSIVE, AND LOTS 25 TO 26, INCLUSIVE, AND LOTS 28 TO 34, INCLUSIVE, OF BLOCK I COSTING LESS THAN $1,000.00. THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS NOS. 1 TO 16, INCLUSIVE, OF BLOCK J COSTING LESS THAN $1,000.00. THE COVENANTS AND RESTRICTIONS HEREIN PROVIDED SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE PRESENT AND SUBSEQUENT OWNERS OF EACH OF SAID LOTS FOR A PERIOD OF 20 YEARS FROM THE DATE HEREOF, AND IN ANY FUTURE CONVEYANCE THAT MY BE MADE OF ANY OF THE PROPERTY HEREIN CONVEYED OR PART THEREOF, THERE WILL BE INSERTED IN THE DEED OF CONVEYANCE REFERENCE TO THE COVENANTS AND RESTRICTIONS PROVIDED FOR HEREIN.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said D.W. CLIFTON AND WIFE, LAURA J. CLIFTON THEIR, heirs and assigns, forever, and THE REALTY SALES COMPANY DOES ~~do~~ covenant with the said D.W. CLIFTON AND WIFE, LAURA J. CLIFTON that IT IS lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered,

And THE REALTY SALES COMPANY AND ASSIGNS DOES further covenant and bind ITSELF, ITS SUCCESSORS heirs and representatives, to warrant and forever defend the title to said land to the said D.W. CLIFTON AND WIFE, LAURA J. heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, THE REALTY SALES COMPANY HAS CAUED THIS INSTRUMENT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER, THIS THE 9 OF DECEMBER 1937.

~~Witness my hand, this day of~~

Witness: REALTY SALES COMPANY
BY: W.D. DUTTON, VICE PRESIDENT
BY: M.B. BROOKS, SECRETARY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, BOBBIE GARY a Notary Public in and for said County and State, the within-named REALTY SALES COMPANY BY W.D. DUTTON, VICE-PRESIDENT AND M.B. BROOKS, SECRETARY the bargainor, with whom I am personally acquainted, and who acknowledged that IT HAS executed the within instrument for the purposes therein contained.

And ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ wife of the said ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~, having appeared before me privately and apart from husband ~~xxxx~~, the said ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from ~~xxxxxxxx~~ said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of DECEMBER, 19.37.

Commission Expires 10 day of JAN., 19 39 (Seal.) BOBBIE GARY
Notary Public.

U.S.R.S. $0.50.
RECEIVED ON JULY 18, 1938 AT 1;58 P.M.

MARSHALL & BRUCE CO., NASHVILLE

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, WILEY KEITH AND WIFE, LOUISE KEITH, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID T.E. DENNING AND WIFE, REGINA B. DENNING THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 2, BLOCK B, OF OVERLOOK 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 105, REGISTER'S 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 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 PIKE 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 $1000.00 MUST BE APPROVED BY THE SELLER OR SELLER'S ARCHITECT.

THE FOREGOING STIPULATIONS, COVENTS AND CONDITIONS ARE AND SHALL BE BINDING AND OBLIGATORY UPON THE GRANTEE, THEIR 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 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 T.E. DENNING AND WIFE, REGINA B.DENNING THEIR, heirs and assigns, forever, and WE do covenant with the said T.E. DENNING AND WIFE, REGINA B.DENNING that 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 T.E.DENNING AND WIFE, REGINA B.DENNING, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S., this 28 day of JUNE, 1938

Witness: WILEY KEITH
LOUISE KEITH

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, BOBBIE GARY a Notary Public in and for said County and State, the within-named WILEY KEITH AND WIFE, LOUISE KEITH the bargainor, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ wife of the said ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~, having appeared before me privately and apart from husband, the said ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ 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 28 day of JUNE, 19 38

Commission Expires 10 day of JAN., 19 39 (Seal.) BOBBIE GARY
Notary Public.

U.S.R.S. $0.50
RECEIVED ON JULY 15, 1938 AT 3;56 P.M.