For and in consideration of the sum of SEVEN HUNDRED FIFTY ($750.00) DOLLARS CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, OSCAR F.NOEL, HAVE BARGAINED AND SOLD AND DO HERE BY TRANSFER AND CONVEY UNTO MRS. OLIVIA BASS SOUTHGATE, HER HEIRS AND ASSIGNS, A CER TAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, IN THE SEVENTH FORMERLY THE ELEVENTH CIVIL DISTRICT OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS; DESCRIPTION BEING THE WESTERLY 75 FEET OF LOTNO.40 ON THE PLAN OF LEONTE SUBDIVISION OF CERTAIN LOTS IN NOELTON, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY W.B.SOUTHGATE, SURVEYOR, DECEMBER 1936, AND MARCH 1938, AS FOLLOWS: BEGINNING ON THE SOUTHERLY MARGIN OF WOODMONT AVENUE AT A POINT 174 FEET WEST OF THE WESTERLY MARGIN OF 10TH AVENUE SOUTH THENCE SOUTH 181 FEET MORE OR LESS TO THE NORTHERLY LINE OF LOTNO.43 THENCE WESTWARDLY WITH THE LINE BETWEEN LOTS 40AND 43, 75 FEET TO THE COMMON CORNER OF LOTS NOS. 39, 40, 43, AND 44, THENCE NORTHWARDLY WITH THE LINE BETWEEN LOTS NOS. 39 AND 40, 182 FEET TO THE SOUTHERLY MARGIN OF WOOD MONT AVENUE THENCE EASTWARDLY WITH SAME 75 FEET TO THE BEGINNING AND BEING PART OF THE PROPERTY VESTED IN O.F. NOEL, BY DECREE OF THE CHANCERY COURT IN THE CAUSE OF OSCAR F.NOEL, ET AL, VS OSCAR F. NOEL, JR., ET AL, OF RECORD IN MINUTE BOOK 3, PAGE 376, SAID COURT.

TO HAVE AND TO HOLD SAID TRACT OR PARCEL OF LAND WITH THE APPURTENANCES ESTATE TITLE AND INTEREST THERETO BELONGING TO THE SAID MRS. OLIVIA BASS SOUTHGATE HER HEIRS AND A SIGNS, FOREVER IN FEE SIMPLE SUBJECT HOWEVER, TO THE FOLLOWING AGREE MENTS AND COVENANTS WHICH ARE HEREBY MADE A PART OF THE CONSIDERATION AND TERMS OF THIS CONVEYANCE TO WIT;

(1) NO SHOP STORE, FACTORY, SALOON OR BUSINESS HOUSE SHALL BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED, BUT SAID PREMISES SHALL BE OCCUPIED AND USED FOR RESIDENCE PURPOSE ONLY.

(2) NO RESIDENCE DWELLING HOUSE, GARAGE OR OTHER OUTHOUSES SHALL BE BUILT ON SAID LAND PARTLY OR WHOLLY WITHIN 65 FEET OF WOODMONT AVENUE NOR WITHIN 5 FEET OF EITHER OF THE SIDE LINES BOUNDING THE PROPERTY, HEREIN CONVEYED.

(3) NOR SHALL THE PREMISES HEREIN CONVEYED BE SOLD OR DEVISED TO ANY PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT AND NO PER ON OR PERSONS OF AFRICAN BLOOD OR DESCENT SHALL OWN OR ACQUIRE TITLE THERETOEITHER IN FEE OR OTHERWISE, OR AS TENANTS OR LESSEES, BUT THIS CONVEYANCE DOES NOT PRECLUDE NOR PROHIBIT PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON SAID PREMISES IN THE CAPACITY OF SERVANTS.

(4) THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED ON SAID LAND HEREIN CONVEYED COSTING LESS THAN SIX THOUSAND DOLLARS,

(5) IT IS FURTHER UNDERSTOOD AND AGREED AND IS A PART OF THE CONSIDERATION OF THIS CONVEYANCE THAT ANY SEPTIC TANK OR TANKS PLACED ON SAID PREMISES SHALL BE BUILT ACCORDING TO THE PLANS AND SPECIFICATIONS OF THE CITY OF NASHVILLE , GOVERNING SUCH TANKS WITHIN ITS CORPORATE LIMITS.

(6) NO GARAGE OR OTHER OUTBUILDING SHALL BE ERECTED ON SAID LAND FOR USE AS A TEMPORARY DWELLING.

(7) SAID FOREGOING STIPULATIONS AND CONDITIONS SHALL BE BINDING AND SHALL BE OBSERVED BY THE GRANTEE, HER HEIRS OR ASSIGNS, UNTIL THE FIRST DAY OF JAN ARY 1962, AND IT IS EXPRESSLY AGREED THAT ALL AND EACH OF SAID STIPULATIONS SHALL ATTACH TO AND RUN WITH THE LAND AND SHALL BE BINDING UPON ALL OR EVERY PERSONS OR PERSONS WHO MAY OWN OR THEREAFTER OWN POSSESS, OCCUPY OR USE SAID LAND, OR ANY PART, THEREOF, OR ANY BUILDING OR STRUCTURE THEREON UNDER ANY TENURE WHATSOEVER.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said AND I OSCAR F. NOEL, DO FURTHER COVENANT AND BIND MYSELF MY HEIRS AND heirs and assigns, forever, and ASSIGNS, THAT I AM LAWFULLY SEIZED AND POSSESSED do covenant with the said OF SAID LAND IN FEE SIMPLE HAVE A GOOD RIGHT TO CONVEY IT AND that unincumbered, THE SAME IS UNENCUMBERED AND DO FURTHER COVENANT AND BIND MYSELF MY HEIRS AND REPRESENTATIVES TO WARRANT AND FOREVER DEFEND THE TITLE TO SAID LAND TO And THE SAID MRS. OLIVIA BASS SOUTHGATE, HER HEIRS AND ASSIGNS AGAINST THE LAWFUL heirs and representatives, to warrant and forever defend the title to said land to the said heirs and assigns, against the lawful claims of all persons whomsoever.

IN Witness WHEREOF hand, this I HAVE day of HEREUNTO SET MY NAME THIS 19TH DAY OF OCTOBER 1938.

Witness: OSCAR F. NOEL,

JEANNETTE A. NOEL,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W. FINDLANY CAMPBELL a Notary Public in and for said County and State, the within-named OSCAR F.NOEL, AND WIFE JEANNETTE A. NOEL, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And JEANNETTE A NOEL, OSCAR F. NOEL, wife of the said , having appeared before me privately and apart from HER husband , the said JEANNETTE A. NOEL, acknowledged the execution of the said instrument 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 22ND day of OCTOBER, 19 38

Commission Expires 11 day of OCT. , 19 39 (Seal.) W.FINDLAM CAMPBELL, Notary Public.

U.S.R.S $1.00
RECD OCT. 28, 1938 AT 12;47 P.M.

For and in consideration of the sum of FIVE ($5.00) DOLLARS CASH IN HAND PAID BY MARTHA TILLMAN NORVELL TO ROSE O'DONNELL, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, ROSE O'DONNELL A WIDOW, HAVE THIS DAY BARGAINED AND SOLD AND DO HEREBY TRANSFER AND CONVEY UNTO THE SAID MARTHA TILLMAN NORVELL, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, LOCATED IN NASHVILLE DAVIDSON COUNTY, TENNESSEE, TO WIT: LOT 127 IN HYNES' ADDITION TO NASHVILLE A PLAN OF WHICH ADDITION IS RECORDED AT PAGE 85 OF MINUTE BOOK B. AND AT PAGE 21 OF PLAN BOOK 1, OF THE CHANCERY COURT OF DAVIDSON COUNTY TENNESSEE TO WIT:

SAID LOT 127 FRONTS 80 FEET MORE OR LESS, ON THE WESTERLY SIDE OF 11TH AVENUE NORTH FORMERLY MCCREARY STREET, AND RUNS BACK 158 FEET TO AN ALLEY, IN THE REAR ON WHICH IT MEASURES 89 FEET SAME BEING PART OF THE PROPERTY CONVEYED TO MRS. ROSE O'DONNELL BY DEED FROM D.P.WRENNE JR., TRUSTEE OF RECORD IN BOOK 1003, PAGE 449 R.O.D.C. TENNESSEE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MARTHA TILLMAN NORVELL HER , heirs and assigns, forever, and AND-- I, ROSE O'DONNELL A WIDOW, do covenant with the said MARTHA TILLMAN NORVELL 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, EXCEPT BY THE LIEN OF CITY TAXES FOR THE YEARS 1931 TO 1938 INCLUSIVE AND STATE AND COUNTY TAXES FOR THE YEARS 1930 TO 1938 INCLUSIVE, SUBJECT TO THE LIEN OF WHICH TAXES THIS CONVEYANCE IS MADE.

AND I, ROSE O'DONNELL , do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said land to the said MARTHA TILLMAN HER heirs and assigns, against the lawful claims of all persons whomsoever.

IN Witness WHEREOF hand, this I HAVE day of HEREUNTO SET MY HAND AT NASHVILLE TENNESSEE Witness. ON THIS THE 17 DAY OF OCTOBER 1938.

ROSE O'DONNELL

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JOHN H.LECHLEITER a Notary Public in and for said County and State, the within-named ROSE O'DONNELL A WIDOW, the bargainor , with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And wife of the said , having appeared before me privately and apart from husband , the said 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 17TH day of OCTOBER, 19 38

Commission Expires 5 day of AUG. 1942 , 1942. (Seal.) JOHN H. LECHLEITER Notary Public.

RECD OCT. 29TH, 1938 AT 9;20 A.M. U.S.R.S $3.00