D. J.A.E.

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, PHILIP B. HILL AND WIFE, ELIZABETH FITE HILL, AND A. R. FITE, A WIDOWER, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J.L. JETT AND WIFE, ERA MAE JETT, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACTS 28 AND 29, BLOCK B, OF KENNASTON ESTATES, A SUB-DIVISION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, A PLAT OF WHICH SUBDIVISION IS OF RECORD IN BOOK 843, PAGE 83, 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 BRUCK, STUCCO OR SIDING. IF SIDING, IT SHALL BE PAINTED WITH NOT LESS THAN TWO COATS OF PAINT BEFORE BEING OCCUPIED. 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. NO OUTSIDE TOILETS MAY BE ERECTED ON THE PROPERTY.

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 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 J. L. JETT AND WIFE, ERA MAE JETT, THEIR, heirs and assigns, forever, and WE do covenant with the said J. L. JETT AND WIFE, ERA MAE JETT 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 J. L. JETT AND WIFE, ERA MAE JETT, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand, this 16 day of APRIL, 1938

Witness:

PHILIP B. HILL

ELIZABETH FITE HILL
A.R. Fite

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. R. FITE, A WIDOWER, the bargainor, with whom I am personally acquainted, and who acknowledged that HE 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 16 day of APRIL, 1938

Commission Expires 10 day of JAN., 1939

BOBBIE GARY (Seal.) Notary Public.

STATE OF ALABAMA, LAUDERDALE COUNTY.
PERSONALLY APPEARED BEFORE ME, J. FRED JOHNSON, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED PHILIP B. HILL AND WIFE, ELIZABETH FITE HILL THE BARGAINORS, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
WITNESS MY HAND AND OFFICIAL SEAL AT FLORENCE, ALA. THIS 5 DAY OF MAY, 1938.
(SEAL) J. FRED JOHNSON, NOTARY PUBLIC.
COM. EXPIRES FEBY. 18- 1941.
U.S.R.S. $0.50.
RECEIVED MAY 20, 1938, AT 11:13 A.M.
FH

V. J.A.E.

MARSHALL & BRUCE CO., NASHVILLE

For and in consideration of the sum of FIVE HUNDRED 00/100 DOLLARS,

IN CASH PAID, RECEIPT OF WHICH IS HEREWITH ACKNOWLEDGED.

(MRS) J. E. ELLIOTT HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE SAID RUTH C. GRANT AND DR. WILLIAM H. GRANT, THEIR 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 NOL 12 OF BLOCK NO. 25 ON THE MAP OF MIDWAY, AS OF RECORD IN BOOK 421, PAGE 11, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 12 FRONTS 50 FEET ON THE EASTERLY SIDE OF 32D AVENUE NORTH, FORMERLY INDIA STREET, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MRS. J. E. ELLIOTT BY DEED FROM JENNIE WILSON, OF RECORD IN BOOK 869, PAGE 314, SAID REGISTER'S 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 RUTH C. GRANT AND DR. WILLIAM H. GRANT, THEIR, heirs and assigns, forever, and I do covenant with the said RUTH C. GRANT AND DR. WILLIAM H. GRANT 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 (MRS.) J. E. ELLIOTT do further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said land to the said RUTH C. GRANT AND DR. WILLIAM H. GRANT, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 25TH day of MARCH, 1938.

Witness: -0-

J. E. ELLIOTT

T. M. ELLIOTT

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, R. B. J. CAMPBELLE a Notary Public in and for said County and State, the within-named (MRS) J. E. ELLIOTT, 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 25TH day of MARCH, 1938

Commission Expires 15 day of OCT., 1939

R. B. J. CAMPBELLE (Seal.) Notary Public.

STATE OF ALABAMA, WILCOX COUNTY.
PERSONALLY APPEARED BEFORE ME, W. M. VICK, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED THOMAS M. ELLIOTT, THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT HE HAS EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
WITNESS MY HAND AND OFFICIAL SEAL AT ARLINGTON, ALABAMA, THIS THE -DAY OF 26-OF APRIL, 1938.
(SEAL) W. M. VICK, NOTARY PUBLIC
COMMISSION EXPIRES 3-10-41
U.S.R.S. $0.50.
RECEIVED MAY 20, 1938, AT 1:15 P.M.
FH