For and in consideration of the sum of ONE THOUSAND ($1000.00) AND NO/100 DOLLARS, PAID AND TO BE PAID BY THOMAS W. ESTES AND WIFE, MARY CLAY SANDERS ESTES, AS FOLLOWS: TWO HUNDRED FIFTY ($250.00) AND NO/100 DOLLARS IN CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE BALANCE OF PURCHASE PRICE THE SAID THOMAS W. ESTES AND WIFE, MARY CLAY SANDERS ESTES, HAVE EXECUTED THEIR TWOLIEN PROMISSORY NOTES, OF EVEN DATE HEREWITH, PAYABLE TO THE ORDER OF SAM ANDERSON; ONE OF SAID NOTES IS FOR THE SUM OF $250.00 AND DUE ON OR BEFORE JULY 1, 1939; THE OTHER NOTE IS FOR THE SUM OF $500.00 AND DUE ON OR BEFORE TWELVE MONTHS AFTER DATE. SAID NOTES BEAR INTEREST AT THE RATE OF 6% OER ANNUM. WE, R. W. GRIZZARD AND WIFE, GERTRUDE W. GRIZZARD HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID THOMAS W. ESTES AND WIFE, MARY CLAY SANDERS ESTES, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING LOT NO. 102 AND THE EASTERLY 50 FEET OF LOT NO. 103 ON THE MAP SHOWING DR. R. W. GRIZZARD'S SUBDIVISION OF PART OF THE BOSLEYTRACT, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY ERLE DRAKE, COUNTY SURVEYOR, OCTOBER 10, 1930.

SAIDLOT NO. 102 AND PART OF LOT NO. 103 FRONT TOGETHER 100 FEET ON THE NORTHERLY SIDE OF FAIRFAX OR JONES AVENUE AND RUN BACK BETWEENPARALLEL LINES, WITH THE WESTERLY MARGIN BF 32ND AVENUE SOUTH, 200 FEET TO AN ALLEY. BEING THE SAME PROPERTY CONVEYED TO R. W. GRIZZARD BY DEED FROM E. A. GRIZZARD AND WIFE OF RECORD IN BOOK 496, PAGE 690 R.O.D.C. TENNESSEE.

TAXES FOR THE YEAR 1939 ARE ASSUMED BY THE PURCHASER. THE PROPERTY HEREIN CONVEYED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS. 1. THAT SAID LOT SHALL BE USED FOR RESIDENTIAL PURPOSES ON.Y. 2. THAT NO RESIDENCE, OR DWELLING HOUSE SHALL BE ERECTED OR KEPT ON SAIDLAND COSTING LESS THAN $5000.00. 3. THAT NO RESIDENCE, OR DWELLING HOUSE, OR OTHER STRUCTURE, SHALL BE ERECTED OR KEPT ON SAID LAND, WHOLLY OR PARTLY WITHIN THIRTY FIVE FEET OF THE FRONT LINE OF THE STREETON WHICH SAID FRONTS. SEE (X) BELOW

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said THOMAS W. ESTES AND WIFE, MARY CLAY SANDERS ESTES, THEIR, heirs and assigns, forever, and WE do covenant with the said THOMAS W. ESTES AND WIFE, MARY CLAY SANDERS ESTES, 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, R. W. GRIZZARD AND WIFE, GERTRUDE W. GRIZZARD do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said THOMASW. ESTES AND WIFE, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 10TH day of FEBRUARY, 1939

Witness:

R. W. GRIZZARD

GERTRUDE W. GRIZZARD

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JNO. W. NOLAN a Notary Public in and for said County and State, the within-named R. W. GRIZZARD AND WIFE, GERTRUDE W. GRIZZARD 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 X acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from X said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of MARCH, 1939

Commission Expires 13 day of JAN, 1942 (Seal) JNO. W. NOLAN

THAT NEITHER THE PREMISES OR ANY PART THEREOF SHALL BE SOLD, ALIENED OR 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 OWN OR ACQUIRE TITLE THERETO, EITHER IN FEE OR OTHERWISE, OR AS TENANTS OR LESSEES; BUT THIS COVENANT DOES NOT PRECLUDE OR PROHIBIT PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON THE SAID PREMISES IN THE CAPACITY OF SERVANTS. THE FOREGOING STIPULATIONS, COVENANTS, AND CONDITIONS ARE AND SHALL BE BINDING AND OBLIGATORY UPON AND SHALL BE OBSERVED BY THE SAID GRANTEE AND HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS, FOR TWENTY YEARS FROM JANUARY 1, 1927. SAID STIPULATIONS COVENANTS AND AGREEMENTS SHALL ATTACH TO AND RUN WITH THE LAND AND SHALL BE BINDING OBLIGATORY UPON ALL AND EVERY PERSON ORPERSONS WHO MAY NOW OR HEREAFTER OWN, POSSESS OR OCCUPY SAID PREMISES OR ANY PART THEREOF.

U#S, R.S. $1.00
REC'D MAR 22, 1939 AT 2;15 P.M.
TP

I CERTIFY that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same. This 16 day of Mch 1939
Attest: [illegible] Deputy Register

I CERTIFY that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same. This [illegible] day of [illegible] 1939
Attest: [illegible] Deputy Register

For and in consideration of the sum of ($1.00) ONE AND 00/100 - - - - - - - - - DOLLARS PAID BY MRS. CYNTHIA GRISSIM AND FOR OTHER GOOD AND SUFFICIENT CONSIDERATIONS, RECEIPT OF WHICH ARE ACKNOWLEDGED.

I,MRS.FLORENCE E. ROBERTSON (A WIDOW) HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MRS. CYNTHIA GRISSIM, HER HEIRS AND ASSIGNS, MY LIFE INTEREST, AND ALL RIGHT, TITLE, INTEREST OR ESTATE I OWN IN THE SAID LAND WHICH ESTATE WAS RESERVED BY ME BY DEED OF RECORD IN BOOK 928, PAGE 481 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE, FROM MRS. FLORENCE E. ROBERTSON TO M.C. HARPER, IN AND TO THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND TO WIT:

BEING LOT NUMBER 4 OF BLOCK "A" ON THE PLAN OF THE LINDSLEY HOME PLACE, AS OF RECORD IN PLAN BOOK 2, PAGE 92, CHANCERY COURT AT NASHVILLE,TENNESSEE.

SAID LOT NUMBER 4 FRONTS FIFTY (50) FEET ON THE SOUTHERLY SIDE OF WOODLAND STREET, AND RUNS BACK 232 FEET, MORE OR LESS ON THE WESTERLY LINE AND 234 FEET MORE OR LESS ON THE EASTERLY LINE TO AN ALLEY, MEASURING 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CYNTHIA GRISSIM BY DEED FROM M.C. HARPER OF RECORD IN BOOK 1044, PAGE 104, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, 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 MRS. CYNTHIA GRISSIM ,HER, heirs and assigns, forever, and I do covenant with the said MRS. CYNTHIA GRISSIM 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. FLORENCE E. ROBERTSON(A WIDOW) do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said land to the said MRS. CYNTHIA GRISSIM, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 24TH day of FEBRUARY, 1939.

Witness:

MRS. FLORENCE E.ROBERTSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W.L. BAINBRIDGE, JR a Notary Public in and for said County and State, the within-named MRS. FLORENCE E. ROBERTSON(A WIDOW) the bargainor X, 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, 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 X and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of FEBRUARY, 1939.

Commission Expires 6 day of MAY, 1940. (Seal) W.L. BAINBRIDGE JR Notary Public.

REC'D MCH 21 1939 AT 3:42 P.M.