For and in consideration of the sum of THREE THOUSAND AND NO/100 DOLLARS,
OF WHICH FORTY-FIVE AND 15/100 DOLLARS ($45.15) HAS BEEN PAID IN CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED; FOR PART OF THE BALANCE, FRED T. DAVIS AND WIFE, LULA DAVIS HEREBY ASSUME AND AGREE TO PAY THE BALANCE OF THIRTEEN HUNDRED NINETY ONE AND 50/100 DOLLARS ($1391.52) DUE ON A $1500.00 MORTGAGE EXECUTED BY JESSE W. TIDWELL AND WIFE, LOIS TIDWELL TO E. A. COVINGTON, TRUSTEE OF RECORD IN BOOK 979, PAGE 239, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE; AND FOR THE BALANCE OF FIFTEEN HUNDRED SIXTY-THREE AND 33/100 DOLLARS ($1563.33) THE SAID FRED T. DAVIS AND WIFE, LULA DAVIS HAVE THIS DAY EXECUTED A SECOND MORTGAGE PAYABLE TO LULU MURREY, TRUSTEE, AT FIFTEEN AND NO/100 DOLLARS ($15.00) PER MONTH.
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 FRED T. DAVIS AND WIFE, LULA DAVIS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
TRACT 1, BLOCK B, OF KENNASTON 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 83, REGISTER'S OFFICE FOR SAID COUNTY.
BEING THE SAME PROPERTY CONVEYED TO REALTY SALES COMPANY, A CORPORATION, BY DEED FROM JESSE W. TIDWELL AND WIFE, LOIS TIDWELL, OF RECORD IN BOOK 1044, PAGE 283, SAID REGISTER'S OFFICE.
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 ROAD OR ANDERSON LANE, UPON WHICH EITHER RESIDENCE 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 $1,000.00 MUST BE APPROVED BY THE SELLER OR SELLER'S ARCHITECT.
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 FRED T. DAVIS AND WIFE, LULA DAVIS, THEIR heirs and assigns, forever, and REALTY SALES COMPANY DOES XXX covenant with the said FRED T. DAVIS AND WIFE LULA DAVIS, 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, EXCEPT DEED OF TRUST TO E. A. COVINGTON, TRUSTEE, OF RECORD IN BOOK 979, PAGE 239, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO SECURE AN INDEBTEDNESS OF $1500.00.
And REALTY SALES COMPANY ITSELF, ITS SUCCESSORS AND ASSIGNS, heirs and representatives, to warrant and forever defend the title to said land to the said FRED T. DAVIS AND WIFE, LULA DAVIS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever. IN WITNESS WHEREOF, THE REALTY SALES COMPANY HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS, THIS THE 1ST DAY OF JULY, 1937.

Witness my hand, this ____ day of ____, 19__

Witness: ATTEST: (NO SEAL) REALTY SALES COMPANY
M. B. BROOKS, SECRETARY. P. P. BROOKS, JR., PRESIDENT

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, XXX a Notary Public in and for said County and State, the within-named XX the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.
And XX wife of the said, 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 said husband and for the purposes therein expressed.
Witness my hand and official seal at Nashville, Tennessee, this X day of, 19__

Commission Expires day of, 19__ X (Seal.) Notary Public.

STATE OF TENNESSEE, DAVIDSON COUNTY.
PERSONALLY APPEARED BEFORE ME, LULU MURREY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, P. P. BROOKS, JR. AND M. B. BROOKS, WHO, BEING BY ME DULY SWORN, DID SAY THAT THEY ARE PRESIDENT AND SECRETARY RESPECTIVELY, OF THE REALTY SALES COMPANY, A CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THE SAID P. P. BROOKS, JR., AND M. B. BROOKS ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL AT OFFICE IN NASHVILLE, TENNESSEE, ON THIS THE 1ST DAY OF JULY, 1937.

(SEAL) LULU MURREY,
NOTARY PUBLIC.

MY COM. EXPIRES OCT. 17, 1939.
U.S.R.S. $0.50.
RECEIVED OCT. 3, 1939, AT 12:23 A.M.

For and in consideration of the sum of ($600.00) SIX HUNDRED AND NO/100 DOLLARS
CASH IN HAND PAID, TO NASHVILLE TRUST COMPANY, BY ROBBIE F. LEE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.
NASHVILLE TRUST COMPANY, A CORPORATION CHARTERED UNDER THE LAWS OF THE STATE OF TENNESSEE, WITH ITS PRINCIPAL OFFICE AND PLACE OF BUSINESS IN NASHVILLE, TENNESSEE, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE SAID ROBBIE F. LEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
BEING THE WESTERLY 15 FEET OF LOT NO. 23, ALL OF LOT NO. 24 AND THE EASTERLY 15 FEET OF LOT NO. 25 ON THE MAP SHOWING SUBDIVISION OF THE DRAOGHON TRACT, AS OF RECORD IN BOOK 974, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO. 24 AND PARTS OF LOTS NOS. 23 AND 25 FRONT TOGETHER 60 FEET ON THE NORTHERLY SIDE OF GRAYBAR LANE, AND RUN BACK BETWEEN PARALLEL LINES, 174 FEET TO A DEAD LINE.
BEING PART OF THE PROPERTY CONVEYED TO NASHVILLE TRUST COMPANY, BY DEED FROM AMERICAN NATIONAL BANK, OF RECORD IN BOOK 999, PAGE 521, SAID REGISTER'S OFFICE.
THE GRANTORS HEREIN AGREE TO PAY THE 1939 TAXES ON THE HEREIN DESCRIBED PROPERTY.
SAID LAND ABOVE DESCRIBED IS CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND, BINDING ON THE GRANTEE, HER HEIRS AND ASSIGNS, FOR A PERIOD OF TWENTY YEARS FROM MARCH 29TH, 1938.
1. SAID LAND SHALL NOT BE SOLD, LEASED OR CONVEYED TO PERSONS OF AFRICAN BLOOD OR DESCENT, OR OCCUPIED BY ANY SUCH PERSONS, EXCEPT IN THE CAPACITY OF SERVANTS.
2. NO RESIDENCE SHALL BE ERECTED ON SAID PROPERTY AT A COST OF LESS THAN $4,500.00, AND NO HOUSE IS TO BE ERECTED ON LESS THAN TWO THIRTY (30) FOOT LOTS, OR A TOTAL FRONTAGE OF SIXTY FEET.
3. NO RESIDENCE SHALL BE ERECTED NEARER THAN FIFTY (50) FEET FROM THE MARGIN OF THE STREET, ON WHICH SAID LOT 24 AND PART OF LOTS 23 AND 25 FRONT.
4. SAID LAND SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES ONLY, AND ALL HOUSES SHALL BE CONSTRUCTED OF BRICK, STONE, CONCRETE BLOCK, OR IF STUCCO, IT SHALL BE APPLIED ON MASONARY CONSTRUCTION,

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said ROBBIE F. LEE, HER heirs and assigns, forever, and NASHVILLE TRUST COMPANY, A CORPORATION AS AFORESAID, XX covenant with the said ROBBIE F. LEE, 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 NASHVILLE TRUST COMPANY, A CORPORATION AS AFORESAID do further covenant and bind ITSELF, ITS SUCCESSORS heirs and representatives, to warrant and forever defend the title to said land to the said ROBBIE F. LEE, HER heirs and assigns, against the lawful claims of all persons whomsoever. IN WITNESS WHEREOF, NASHVILLE TRUST COMPANY, A CORPORATION AS AFORESAID, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS, AND ITS CORPORATE SEAL TO BE AFFIXED ON THIS THE 4TH. DAY OF OCTOBER, 1939.

Witness: ATTEST: (SEAL) NASHVILLE TRUST COMPANY
W. W. MCNEILLY, SECRETARY. BY CHAS. NELSON, PRESIDENT.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, XXX a Notary Public in and for said County and State, the within-named XX the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.
And X wife of the said, having appeared before me privately and apart from husband, the said X acknowledged the execution of the said instrument to have been done by XX 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 XX day of, 19__

Commission Expires day of, 19__ X (Seal.) XXX

NASHVILLE AND AMERICAN TRUST COMPANY.
STATE OF TENNESSEE, COUNTY OF DAVIDSON. CORPORATE ACKNOWLEDGMENT FORM.
BEFORE ME, RUTH F. WILLIAMS, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED CHAS. NELSON, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO, UPON OATH, ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF THE NASHVILLE TRUST COMPANY, THE WITHIN NAMED BARGAINOR, A CORPORATION, AND THAT HE AS SUCH PRESIDENT BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING FOR THE PURPOSE THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT.
AND ALSO PERSONALLY APPEARED W. W. MCNEILLY, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON OATH ACKNOWLEDGED HIMSELF TO BE SECRETARY OF THE WITHIN NAMED BARGAINOR, A CORPORATION, AND THAT HE AS SUCH SECRETARY BEING AUTHORIZED SO TO DO, AFFIXED THE SEAL OF THE SAID CORPORATION TO THE FOREGOING INSTRUMENT TO EXECUTE THE SAME FOR THE PURPOSE THEREIN CONTAINED, AND THAT HE ATTESTED THE SAME AS SUCH OFFICER OF SAID CORPORATION; AND THAT THE SEAL THERETO AFFIXED IS THE GENUINE SEAL OF SAID CORPORATION.
WITNESS MY HAND AND SEAL AT OFFICE IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, THIS THE 4TH. DAY OF OCTOBER, 1939.
MY COM. EXPIRES ON THE 31ST DAY OF OCTOBER, 1939.
U.S.R.S. $1.00. (SEAL) RUTH F. WILLIAMS, NOTARY PUBLIC.
RECEIVED OCT. 5, 1939, AT 1:41 P.M.