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; 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 THOMAS C. BROWN AND WIFE, MARGARET BROWN, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 37, BLOCK K, OF MADISON PARK, A SUBDIVISION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, A PLAT OF WHICH SUBDIVISION 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 COSTING LESS THAN $1,500.00. THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS NOS. 10 TO 26, INCLUSIVE, OF BLOCK C COSTING LESS THAN $1,500.00; AND NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS 7 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 NOS. 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 AND 26, 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. 7 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 MAY BE MADE OF ANY OF THE PROPERTY HEREIN CONVEYED OR PART THE REOF, 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 THOMAS C. BROWN AND WIFE, MARGARET BROWN, heirs and assigns, forever, and THE REALTY SALES COMPANY DOES covenant with the said THOMAS C. BROWN AND WIFE, MARGARET BROWN, 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 ITSELF, ITS SUCCESSORS AND ASSIGNS do further covenant and bind heirs and representatives, to warrant and forever defend the title to said land to the said THOMAS C. BROWN AND WIFE, MARGARET BROWN, 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 30 DAY OF SEPT., 1939.

Witness: IN WITNESS WHEREOF, SAID REALTY SALES COMPANY HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED BY ITS PROPER OFFICER AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED, ATTESTED BY ITS SECRETARY, ON THIS THE 30 DAY OF SEPT., 1939.

ATTEST: M. B. BROOKS, SECRETARY.

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

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, X, a Notary Public in and for said County and State, the within-named X, 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 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 X 19

STATE OF TENNESSEE, DAVIDSON COUNTY. X (Seal.)
Notary Public.

BEFORE ME, OVA DAVIS, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED P. P. BROOKS AND M. B. BROOKS, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON OATH, ACKNOWLEDGED THEMSELVES TO BE PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE THE REALTY SALES COMPANY, THE WITHIN NAMED BARGAINOR, A CORPORATION AND THAT THEY AS S UCH PRESIDENT AND SECRETARY, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY THE SAID P. P. BROOKS SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT, AND THE SAID M. B. BROOKS ATTESTING THE SAME AS SECRETARY AND AFFIXING THERETO THE COMPORATE SEAL OF SAID REALTY SALES COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS THE 30 DAY OF SEPTEMBER, 1939.

(SEAL) OVA DAVIS,
NOTARY PUBLIC.

MY COM. EXPIRES APRIL 5, 1943.
U.S.R.S. $0.50.
RECEIVED NOV. 2, 1939, AT 1:55 P.M.

For and in consideration of the sum of EIGHT HUNDRED ($ 800.00) DOLLARS, PAID TO US BY GEORGE P. WILLIAMSON AND WIFE, BETTIE WILLIAMSON IN CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, ELLA M. HUGHES (UNMARRIED) MARY HUGHES SHARPE, (A WIDOW), FORMERLY MARY K. HUGHES, B.R.HUGHES, AND WIFE, GERTRUDE HUGHES HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID GEORGE P.WILLIAMSON AND WIFE, BETTIE WILLIAMSON, 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.88 ON THE PLAN OF MAURY AND CLAIBORNE'S ADDITION TO SOUTH NASHVILLE AS OF RECORD IN BOOK 21, PAGES 84 AND 85, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO.88 FRONTS 35 FEET ON THE WESTERLY SIDE OF CLAIBORNE STREET AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY, AND BEING THE SAME PROPERTY CONVEYED TO THE ABOVE NAMED GRANTORS BY DEED FROM BESSIE HELMAN AND HUSBAND TO B.R.HUGHES, ET AL, OF RECORD IN BOOK 437, PAGE 322, BY DEED FROM BESSIE HELMAN AND HUSBAND TO B.R. HUGHES ET AL, OF RECORD IN BOOK 437, PAGE 323, BY DEED FROM CARROLL HUGHES AND WIFE, TO B.R.HUGHES OF RECORD IN BOOK 487, PAGE 692, BY DEED FROM W.P.BARNES, ET AL, TO GEORGENE HUGHES TO ELLA M.HUGHES, OF RECORD IN BOOK 489, PAGE 652, AND BY DEED FROM GEORGENE HUGHES TO ELLA M.HUGHES, ET AL, OF RECORD IN BOOK 967, PAGE 318, REGISTERS 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 GEORGE P.WILLIAMSON AND WIFE, BETTIE WILLIAMSON, THEIR, heirs and assigns, forever, and WE GEORGE P.WILLIAMSON AND WIFE, BETTIE WILLIAMSON do covenant with the said 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, ELLA M.HUGHES, MARY HUGHES SHARPE, B.R.HUGHES AND WIFE, GERTRUDE HUGHES OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said GEORGE P.WILLIAMSON AND WIFE, BETTIE WILLIAMSON, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 27TH. day of OCTOBER, 19 39.

Witness:

ELLA M.HUGHES
B.R.HUGHES
GERTRUDE HUGHES.
MARY HUGHES SHARPE

STATE OF TENNESSEE, ~~DAVIDSON~~ SHELBY COUNTY.

Personally appeared before me, R.M.MCRAE, a Notary Public in and for said County and State, the within-named ELLA M.HUGHES (AN UNMARRIED WOMAN) the bargainor, 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, 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~~ MEMPHIS, Tennessee, this 31ST day of OCTOBER, 1939.

Commission Expires 20 day of OCT. 19 40.

(Seal.) R.M.MCRAE
Notary Public.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, WILLIAM R.HAGAN, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED B.R.HUGHES AND WIFE, GERTRUDE HUGHES, AND MARY HUGHES SHARPE (A WIDOW) 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 NASHVILLE, TENNESSEE, THIS 1ST. DAY OF NOVEMBER, 1939.

(SEAL) WILLIAM R. HAGAN,
NOTARY PUBLIC.

COM.EXPIRES JANUARY 7, 1942.

U.S.R.S. $1.00.
RECD NOV. 2ND, 1939 AT 1:55 P M
MM