For and in consideration of the sum of TEN AND NO/100 ($10.00) - DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE , W.B. OMOHUNDRO AND WIFE, MABEL BOND OMOHUNDRO, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CLAUDE THOMAS PEARCE,AND WIFE KATHERINE ROTH PEARCE THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
BEING A PARCEL OF LAND LYING AND BEING IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY,TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING LOT NO.11, UNITE NO.1, MARROWBONE LAKE SITES, AS OF RECORD IN PLAT BOOK 974 PAGE 40, R.O.D.C.,TENNESSEE, AT NASHVILLE.
PROVIDED, NEVERTHELESS, THESE PRESENTS ARE MADE SUBJECT TO ALL THE FOLLOWING EXPRESSED CONDITIONS, RESTRICTIONS AND LIMITATIONS, APPLYING TO SAID PROPERTY, AND WHICH CONDITIONS, RESTRICTIONS AND LIMITATIONS ARE INTENDED TO BE AND SHALL BE ACCEPTED AS COVENANTS RUNNING WITH THE SAID LAND ,AND WHICH SHALL BE BINDING ALIKE UPON THE HEIRS, REPRESENTATIVES AND ASSIGNS OF THE WITHIN NAMED CLAUDE THOMAS PEARCE ,AND WIFE, KATHERINE ROTH PEARCE, WHO BY ACCEPTANCE OF THIS INSTRUMENT AGREES TO ABIDE BY ,PERFORM AND ADHERE TO SAID CONDITIONS, BUT ONLY FOR THE PERIOD ENDING JANUARY 1ST, 1938.
FIRST : THAT NO UNLAWFUL OR IMMORAL USE SHALL BE MADE OF PREMISES HEREBY CONVEYED, NOR SHALL THE SAME OR ANY PART THEREOF, OR ANY INTEREST THEREIN BE RENTED, LEASED, SOLD, RELEASED, OR OTHERWISE CONVEYED TO ANY PERSON OTHER THAN THE WHITE RACE, PROVIDED THAT NOTHING HEREIN CONTAINED SHALL PREVENT THE KEEPING AND MAINTAINING OF USUAL AND NECESSARY SERVANTS ON THE PROPERTY. THIS PROVISION, HOWEVER, SHALL NOT CAUSE FORFEITURE UNLESS THE HOLDER OF THE FEE IS SHOWN TO BE AT FAULT.
SECOND:WHERE TOILETS ARE INSTALLED, SEPTIC TANKS WILL BE REQUIRED, OR PIT TOILETS OF A SIMILAR TYPE AND KIND TO THOSE APPROVED BY THEUNITED STATES HEALTH DEPARTMENT .
THIRD; ANY HOME OR CAMP ERECTED SHALL BE OF A PERMANENT TYPE OF CONSTRUCTION, AND NOT MORE THAN ONE HOME OR CAMP TO BE CONSTRUCTED ON THE PROPERTY HEREBY CONVEYED, NECESSARY OUTHOUSES EXCEPTED.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said CLAUDE THOMAS PEARCE, AND WIFE KATHERINE ROTH PEARCE, THEIR heirs and assigns, forever, and WE CLAUDE THOMAS PEARCE AND WIFE, KATHERINE ROTH PEARCE do covenant with the said CLAUDE THOMAS PEARCE AND WIFE, KATHERINE ROTH PEARCE 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, W.B. OMOHUNDRO AND WIFE, MABEL BOND OMOHUNDRO do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said CLAUDE THOMAS PEARCE AND WIFE, KATHERINE ROTH PEARCE THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 10TH day of MARCH 1938.

Witness: W.B. OMOHUNDRO
MABEL BOND OMOHUNDRO

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, C.BEVERLY BRILEY a Notary Public in and for said County and State, the within-named W.B. OMOHUNDRO AND WIFE, MABEL BOND OMOHUNDRO,
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 said husband and for the purposes therein expressed.
Witness my hand and official seal at Nashville, Tennessee, this 10 day of MARCH, 1938
Commission Expires 1 day of 7-41 ---, 19-- (Seal.) C.BEVERLY BRILEY
Notary Public.
REC'D MCH 17,1938 AT 10:17 A.M,

For and in consideration of the sum of SEVENTY-FIVE ($75.00) - - - - - DOLLARS CASH IN HAND PAID,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,AND THE FURTHER CONSIDERATION OF THE VENDEES HEREIN, ANDREW AND CLARENCE EVANS ASSUMING AND AGREEING TO PAY AN ENCUMBRANCE ON THE HEREINAFTER DESCRIBED PROPERTY IN THE AGGREGATE SUM OF SIX HUNDRED ($600.00) DOLLARS EVIDENCED BY TWO NOTES BEARING DATE OF MARCH 5, 1938, THEFIRST BEING IN THE SUM OF $100.00 AND DUE SIX (6) MONTHS FROM DATE, AND THE OTHER NOTE BEING FOR $500.00 AND DUE ONE YEAR FROM DATE, WITH INTEREST THEREON,
I,CELIA EVANS, A WIDOW HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ANDREW EVANS AND CLARENCE EVANS THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN 4TH CIVIL DIST. OF DAVIDSON COUNTY,STATE OF TENNESSEE, SUBJECT TO A LIFE ESTATE IN THE VENDOR, CELIA EVANS IN SAID PROPERTY, WHICH LIFE ESTATE OR LIFETIME INTEREST THEREIN SHE DOES HEREBY EXPRESSLY RESERVE TO HERSELF SAID PROPERTY BEING PARTICULARLY DESCRIBED AS FOLLOWS;
SITUATED IN CIVIL DISTRICT NO.4 OF SAID DAVIDSON COUNTY,TENNESSEE,AND DESCRIBED AS FOLLOWS:BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT NEXT TO JOHN COOK'S;THENCE NORTH 2 DEGREES E.42 POLES TO A CORNER;THENCE S. 89 DEGREES EAST 51 POLES TO A CORNER;THENCE NORTH 17 POLES AND 20 LINKS TO A CORNER;THENCE NORTH 85½ DEGREES EAST 66 POLES;THENCE SOUTH 2½ DEGREES EAST 47 POLES TO A CORNER;THENCE NORTH 79 DEGREES WEST 18 POLES AND THREE LINKS TO A CORNER;THENCE SOUTH 3½ DEGREES 19 POLES AND 10 LINKS; THENCE NORTH 2½ DEGREES EAST 50 POLES-THENCE SOUTH 3½ DEGREES WEST 4 POLES AND 20 LINKS;THENCE NORTH 87½ DEGREES WEST 50 POLES TO THE BEGINNING, AND BEING THE SAME PROPERTY CONVEYED TO CELIA EVANS BY A.P. WHITLOCK ET UX AS OF RECORD IN BOOK 1041 PAGE 233, 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 ANDREW EVANS AND CLARENCE EVANS, THEIR heirs and assigns, forever, and I do covenant with the said ANDREW EVANS AND CLARENCE EVANS 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 AS AFORESAID, AND CERTAIN TAXES THEREON.

And I,CELIA EVANS, 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 ANDREW EVANS AND CLARENCE EVANS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 16 day of MARCH 1938.

Witness: XXXXX CELIA EVANS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J.ROSS CHESHIRE, JR a Notary Public in and for said County and State, the within-named CELIA EVANS, 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 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 said husband and for the purposes therein expressed.
Witness my hand and official seal at Nashville, Tennessee, this 16TH day of MCH 1938. ---, 19--
Commission Expires 7 day of J AN, 1942 (Seal.) J.ROSS CHESHIRE,JR
Notary Public.
REC'D MCH 17,1938 AT 3:06 P.M.