SEARS MARSHALL & BRUCE CO. NASHVILLE

For and in consideration of the sum of TWO THOUSAND AND NO/100 ($2,000.00) DOLLARS AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH ARE HEREBY ACKNOWLEDGED, AND THE ASSUMPTION OF A CERTAIN MORTGAGE OR DEED OF TRUST ORIGINALLY IN THE SUM OF$4,000.00, WHICH HAS BEEN REDUCED TO A PRINCIPAL BALANCE OF $3,381.75 , EXECUTED BY J.W.SWEENEY AND WIFE, NANNIE SWEENEY, TO E.E. MURREY,TRUSTEE, OF RECORD IN BOOK 798, PAGE 58, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE, BY MINNIE PEARL DUNLAP,

I, S.A. WILSON, UNMARRIED, HAVE BARGAINED AND SOLD ,AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MINNIE PEARL DUNLAP, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNSSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO.6 ON THE PLAT OF GREEN HILLS NOS.2, AS OF RECORD IN BOOK 547, PAGE 139, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

SAID LOT NO.6 FRONTS 75 FEET ON THE NORTHERLY SIDE OF GREEN HILLS AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO S.A. WILSON, UNMARRIED, BY DEED FROM J.LINDSAY WILKINSON AND WIFE, EDWINA A. WILKINSON, OF RECORD IN BOOK 1082, PAGE 51, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

1938 TAXES ARE TO BE PAID BY THE PURCHASER.

THIS CONVEYANCE IS MADE SUBJECT TO THE RESTRICTIONS SET OUT IN DEED FROM COMMERCE UNION BANK, TRUSTEE, TO R.R. OGILVIE OF RECORD IN BOOK 770,PAGES 574 AND 575, REGISTER'SOFFICE OF 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 MINNIE PEARL DUNLAP, HER, heirs and assigns, forever, and I, S.A. WILSON do covenant with the said MINNIE PEARL DUNLAP 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 hereinabove stated*

And I, S.A. WILSON, do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said land to the said MINNIE PEARL DUNLAP, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 22ND day of JULY 1938.

Witness- S.A. WILSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, R. EUGENE MYERS a Notary Public in and for said County and State, the within-named S.A. WILSON, UNMARRIED

the bargainor -, with whom I am personally acquainted, and who acknowledged that HE 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 and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 22ND day of JULY 1938. ~~19~~

Commission Expires 10 day of JAN, 1939 (Seal.) R.EUGENE MYERS Notary Public.

U.S.R.S. $2.00

REC'D JULY 22,1938 AT 1:52 P.M.

SEARS MARSHALL & BRUCE CO. NASHVILLE

For and in consideration of the sum of SIX HUNDRED DOLLARS CASH IN HAND PAID,

I, WM. P. GRIFFIN HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID R.A. GRIFFIN, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY,STATE OF TENNESSEE, AS FOLLOWS:
A LOT OR PARCEL OF LAND IN THE 7TH,FORMERLY THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY,TENNESSEE, BEING PART OF LOT NO.1 ON THE PLAN OF THE FARM LANDS OF SAMUEL WATKINS, DECEASED, AS OF RECORD IN BOOK 57, PAGE 16, REGISTER'S OFFICE FOR SAID COUNTY,BEING LOT NO.13,BLOCK NO.2 ON THE UNRECORDED PLAN OF STOKES TRACT DESCRIBED ACCORDING TO A SURVEY MADE BY Z.J. WILKINSON, DANDSCAPE PLANNER, MAY 6,1937, AS FOLLOWS:
BEGINNING AT THE COMMON CORNER OF LOTS 12 AND 13 IN THE EASTERLY MARGIN OF WOODLAWN AVENUE, AND RUNNING WITH SAID WOODLAWN AVENUE SOUTHERLY 80 FEET, THENCE EASTERLY 181 FEET TO THE COMMON CORNER OF LOTS 10 AND 13,THENCE NORTHERLY 80 FEET TO THE COMMON CORNER OF LOTS 12 AND 13,THENCE ~~NORTHERLY~~ 181 FEET MORE OR LESS TO THE BEGINNING.
BEING PART OF THE PROPERTY CONVEYED TO WM. P. GRIFFIN BY DEED FROM E.L. HAMPTON AND WIFE, LULU R. HAMPTON, OF RECORD IN BOOK 1056, PAGE 53 SAID REGISTER'S OFFICE.
THE PROPERTY HEREIN CONVEYED SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS AND CONDITIONS, WHICH SHALL BE BINDING UPON AND BE OBSERVED BY THE GRANTEE HEREUNDER,HIS HEIRS, SUCCESSORS AND ASSIGNS UNTIL JANUARY 1ST,1945, EXCEPT THE "FIRST" RELATING TO BUSINESS USE AND THE "SIXTH" RELATING TO AFRICANS, WHICH TWO SHALL CONTINUE UNTIL JANUARY 1,1950. SAID RESTRICTIONS SHALL ATTACH TO AND RUN WITH THE LAND HEREIN CONVEYED.
FIRST - THAT NO SHOP, STORE, FACTORY, SALOON, OR BUSINESS HOUSE OF ANY KIND, NO HOSPITAL OR ASYLUM, OR INSTITUTION OF KINDRED NATURE, AND NO CHARITABLE INSTITUTION SHALL BE ERECTED ON THE PREMISES HEREBY CONVEYED, BUT SAID PREMISES SHALL BE OCCUPIED AND USED FOR RESIDENCE PURPOSES ONLY AND NOT OTHERWISE.
SECOND - THAT ANY DWELLING HOUSE BUILT UPON SAID LOT SHALL BE CONSTRUCTED THAT ITS FRONT LINE (WHICH MEANS THE FRONT LINE OF PORCH OR ANY PROJECTION,NOT COUNTING STEPS) SHALL BE AT LEAST 60 FEET DISTANE FROM THE FRONT LINE OF SAID LOT.
THIRD - THAT NO RESIDENCE SHALL BE CONSTRUCTED WHOLLY OR PARTLY WITHIN LESS THAN 5 FEET OF THE SIDE LINE OF THE LOT HEREIN CONVEYED.
FOURTH- THAT NOT MORE THAN ONE DWELLING SHALL BE ERECTED ON SAID LOT AT ANY ONE TIME.
FIFTH- THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED ON SAID LOT COSTING LESS THAN FOUR THOUSAND ($4,000.00)DOLLARS FOR THE RESIDENCE PROPER,NOT INCLUDING OUTHOUSES AND OTHER IMPROVEMENTS. THAT NO GARAGE OR OTHER OUTBUILDINGS SHALL BE ERECTED ON SAID LOT FOR USE AS A TEMPORARY BUILDING EXCEPT DURING THE CONSTRUCTION OF THE OWNERS RESIDENCE, WHICH CONSTRUCTION SHALL NOT EXCEED ONE YEAR FROM DATE OF BEGINNING.
THE SEWERAGE FROM THE HOUSE ON THE PREMISES SHALL BE CONSEYED BY PIPE OR PIPES TOAA SEPTIC TANK, CONSTRUCTED IN THE GROUND ON THE LOT, ACCORDING TO SPECIFICATIONS PRESCRIBED BY THE COUNTY OF DAVIDSON,GOVERNING THE CONSTRUCTION OF SEPTCC TANKS.
THAT NO NUISANCE OF ANY KIND SHALL BE MAINTAINED OR ALLOWED THEREON, NOR ANY USE THEREOF MADE OR PERMITTED WHICH SHALL BE NOZIOUS OR DANGEROUS TO HEALTH.
SIXTH- THAT NEITHER THE PREMISES, NOR ANY PART THEREOF OF SAID LAND, SHALL BE SOLD ,ALIENED, CONVEYED OR DEVISED TO ANY PERSON, OR PERSONS, FOR AFRICAN BLOOD OR DESCENT,THAT NO PERSON, OR PERSONS, OF AFRICAN BLOOD OR DESCENT SHALL OWN OR ACMUIRE TITLE THERETO, EITHER IN FEE OR OTHERWISE, OR AS TENANTS OR LESSEES, BUT THIS COVENANT DOES NOT PRECLUDE PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON THE SAID PREMISES IN THE CAPACITY OF SERVANTS.

I declare that I am the true and lawful holder of the claim secured by the instrument within received, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This ___ day of ___ 1938

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said R.A. GRIFFIN, HIS, heirs and assigns, forever, and WM. P. GRIFFIN do covenant with the said R.A. GRIFFIN that HE IS lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered,

And WM. P. GRIFFIN do further covenant and bind -- heirs and representatives, to warrant and forever defend the title to said land to the said R.A. GRIFFIN, HIS, heirs and assigns, against the lawful claims of all persons whomsoever. A LIEN IS EXPRESSLY RETAINED UPON THE PROPERTY HEREIN CONVEYED TO SECURE ALL THE DEFERRED PAYMENTS OF PURCHASE MONEY.

Witness MY hand -, this 22ND day of JUNE 1938.

Witness: WM. P. GRIFFIN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, P.J. MURPHY a Notary Public in and for said County and State, the within-named WM. P. GRIFFIN

the bargainor -, with whom I am personally acquainted, and who acknowledged that HE 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 22NB day of JUNE 1938. ~~19~~

Commission Expires 11 day of JAN 1940, ~~19~~ (Seal.) P.J. MURPHY Notary Public.

U.S.R.S. $1.00

REC'D JULY 22,1938 AT 3:33 P.M.