NUMBER 16648 RECORDED APRIL 19, 1939.

ERNEST B.VARDELL, ET UX.,
TO WARRANTY DEED
LOUIS M.DAVIS, ET UX.

W-A-R-R-A-N-T-Y D-E-E-D

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED DOLLARS ($500.00) CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, ERNEST BUFORD VARDELL AND WIFE, EVA BELLE VARDELL, THIS DAY HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID LOUIS M. DAVIS AND WIFE, RUBYE NELL DAVIS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS NO. 23 AND THE EAST HALF OF LOT NO.24 ON THE MAP OF THE RE-SUBDIVISION OF CERTAIN LOTS IN EASTDALE PLACE, AS OF RECORD IN BOOK 974, PAGE 22, REGISTERS OFFICE, DAVIDSON COUNTY,TENNESSEE.

SAID LOTS NO. 23 AND EAST HALF OF NO. 24 TOGETHER FRONT NINETY FEET ON THE NORTHERLY SIDE OF PLYMOUTH AVENUE, AND EXTEND BACK BETWEEN PARALLEL LINES 180 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED BY DEED FROM COMMERCE UNION BANK, TRUSTEE, TO ERNEST BUFORD VARDELL AND WIFE, EVA BELLE VARDELL, OF RECORD IN BOOK 1036, PAGE 199, OF THE REGISTERS OFFICE OF DAVIDSON COUNTY,TENNESSEE.

IT IS EXPRESSLY STIPULATED AND AGREED BY THE PARTIES AS FOLLOWS:

FIRST: THAT NO SHOP, STORE, FACTORY OR OTHER BUSINESS OF ANY KIND, HOSPITAL, ASYLUM, OR INSTITUTION OF LIKE OR KINDRED NATURE, AND NO CHARITABLE INSTITUTION SHALL BE ERECTED AND MAINTAINED ON THE PROPERTY HEREBY CONVEYED, BUT THE PREMISES SHALL BE OCCUPIED AND USED FOR RESIDENCE PURPOSES ONLY AND NOT OTHERWISE.

SECOND: THAT NO DWELLING COSTING LESS THAN THREE THOUSAND ($3000.00) DOLLARS SHALL BE ERECTED OR KEPT ON THE PROPERTY HEREIN CONVEYED.

THIRD: THAT NO DWELLING OR RESIDENCE OR OTHER STRUCTURE SHALL BE ERECTED OR KEPT ON THE PROPERTY HEREIN CONVEYED, WHOLLY OR PARTLY WITHIN THIRTY FIVE FEET OF THE FRONT LINE OF THE STREET OR AVENUE ON WHICH IT FRONTS, AND NO GARAGE, COAL HOUSE OR OTHER OUTHOUSE BUILDING SHALL BE ERECTED OR KEPT ON SAID PROPERTY WHOLLY OR PARTLY WITHIN EIGHTY FEET OF THE FRONT OF SAID STREET OR AVENUE ON WHICH SAID PROPERTY FRONTS.

FOURTH; THAT THE PREMISES NOR ANY PART OF THE PROPERTY HEREIN CONVEYED SHALL NOT BE SOLD, ALIENED, 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 ACQUIRE TITLE THERETO IN FEE OR OTHERWISE OR AS TENANTS OR LESSEES, BUT THIS COVENANT DOES NOT PRECLUDE OR PROHIBIT PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON THE PROPERTY IN THE CAPACITY OF SERVANTS.

FIFTH: IT IS FURTHER CONTRACTED AND AGREED THAT THESE COVENANTS AND AGREEMENTS ARE EXPRESS COVENANTS WHICH RUN WITH THE LAND, AND SHALL BE BINDING UPON

THE PURCHASER AND EVERY PURCHASER OR OWNER SUCCEEDING TO THIS LAND, TO AND INCLUDING THE FIRST DAY OF JANUARY, 1944.

TO HAVE AND TO HOLD SAID REAL ESTATE, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID LOUIS M. DAVIS AND WIFE, RUBYE NELL DAVIS, THEIR HEIRS AND ASSIGNS, FOREVER.

AND WE DO COVENANT WITH THE SAID LOUIS M.DAVIS AND WIFE, RUBYE NELL DAVIS, THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE; HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED.

AND WE, ERNEST BUFORD VARDELL AND WIFE, EVA BELLE VARDELL, DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID LOUIS M.DAVIS AND WIFE, RUBYE NELL DAVIS, THEIR HEIRS AND ASSIGNS AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

WITNESS OUR HANDS ON THIS THE 17TH DAY OF APRIL, 1939.

ERNEST B.VARDELL
EVA BELLE VARDELL.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, THOMAS E.THOMPSON, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED ERNEST BUFORD VARDELL AND WIFE,, EVA BELLE VARDELL, 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 OLD HICKORY,TENNESSEE, THIS 17TH DAY OF APRIL, 1939.

(SEAL) THOS.E.THOMPSON,
NOTARY PUBLIC.

MY COM.EX. APRIL 18, 1942.

RECD APRIL 18, 1939 AT 1:52 P M
MM

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NUMBER 16694 RECORDED APRIL 20, 1939.

NASHVILLE TRUST CO., TRUSTEE,
TO WAIVER OF FORFEITURE
H.FOYER, ET UX.

WAIVER OF FORFEITURE CLAUSE IN BUILDING RESTRICTIONS

WHEREAS, BY DEED DATED JULY 10, 1924, OF RECORD IN BOOK 647, PAGE 331, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY,TENNESSEE, MRS.EMMA C.MCCOMBS CONVEYED TO R.E.CLARK CERTAIN PROPERTY (BEING LOT NO.71) HEREINAFTER DESCRIBED, AND IN SAID DEED CERTAIN BUILDING RESTIRCTIONS WERE MADE COVENANTS