42582 MARSHALL & BRUCE CO., NASHVILLE

For and in consideration of the sum of SEVEN THOUSAND FIVE HUNDRED AND NO/100 ($7500.00) DOLL
DOLLARS EVIDENCED BY A LIEN NOTE OF EVEN DATE HEREWITH IN SAID AMOUNT PAYABLE JULY 1, 1939 TO GENERAL SECURITIES COMPANY, EXECUTED BY THE DAVIDSON COUNTY BOARD OF EDUCATION,
THE GENERAL SECURITIES COMPANY HAS BARGAINED AND SOLD AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE DAVIDSON COUNTY BOARD OF EDUCATION, ITS SUCCESSORS, AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

BEING THE NORTHERLY PART OF LOT NO.2, IN THE SUBDIVISION OF LOT NO.1 IN THE ANDREW CASTLEMAN LANDS, AS OF RECORD IN MINUTE BOOK "J" PAGE 190 OF THE COUNTY COURT FOR SAID COUNTY, DESCRIBED AS FOLLOWS;

BEGINNING IN THE CENTER OF THE HILLSBORO TURNPIKE AT THE CORNER OF LOTS NOS. 1 AND 2 ON SAID PLAN, AND RUNNING THENCE WITH THE CENTER OF SAID TURNPIKE IN A SOUTHWESTERLY DIRECTION 510 FEET TO JOHN T. BERRY'S LINE THENCE WITH HIS NORTH LINE EASTWARDLY 1007 FEET TO THE WEST LINE OF LOT NO.3, ON SAID PLAN; THENCE WITH THE LINE BETWEEN LOTS NOS. 2. AND 3 NORTHWARDLY 463.4 FEET TO THE CENTER OF A 25 FOOT AVENUE, AND IN THE SOUTH LINE OF SAID LOT NO.1, THENCE WITH THE CENTER OF SAID AVENUE WESTWARDLY 815.4 FEET MORE OR LESS, TO THE BEGINNING, CONTAINING 10 ACRES BE THE SAME MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO GENERAL SECURITIES COMPANY BY DEED FROM J.O.SMITH, TRUSTEE, OF RECORD IN BOOK 909 PAGE 321, 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 DAVIDSONCOUNTY BOARD OF EDUCATION ITS SUCCESSORS, ~~heirs~~ and assigns, forever, and IT DOES ~~do~~ covenant with the said DAVIDSON COUNTY BOARD OF EDUCATION that IT IS HAS lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered,

And GENERAL SECURITIES COMPANY DOES ~~do~~ further covenant and bind ITSEEF ITS SUCCESSORS, ~~heirs~~ and representatives, to warrant and forever defend the title to said land to the said DAVIDSON COUNTYBOARD OF EDUCATION ITS SUCCESSORS, AND ~~heirs~~ and assigns, against the lawful claims of all persons whomsoever.

Witness ITS hand, this 25TH day of APRIL 1939

~~Witness:~~ ATTEST: (SEAL) GENERAL SECURITIES COMPANY
M. E. PAYNE, SECRETARY. BY WALTER SANFORD, PRESIDENT

STATE OF TENNESSEE, DAVIDSON COUNTY.

~~Personally appeared before me~~ W.J.HUBBARD A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID PERSONALLY APPEARED WALTER SANFORD AND M.E. PAYNE WITH WHOM I AM PERSONALLY ~~for said County and State, the within-named~~ ACQUAINTED AND WHO, UPON OATH ACKNOWLEDGED THEMSELVES TO BE THE PRESIDENT AND SECRETARY RESPECTIVELY OF THE GENERAL SECURITIES COMPANY, THE WITHIN NAMED BARGAINOR A CORPORATION ~~the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.~~ AND THAT THEY AS SUCH PRESIDENT AND SECRETARY BEING AUTHORIZED SO TO DO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREINCONTAINED BY SIGNING THE NAME OF THE CORPORATION BY THEMSELVES AS PRESIDENT AND SECRETARY RESPECTIVELY.

~~And wife of the said~~ ~~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 OFFICE IN Nashville, Tennessee, this 25TH day of APRIL, 1939

Commission Expires OCT. 7TH, 1940 (Seal.) W.J.HUBBARD, Notary Public.

U. S. R. S. $ 7.50

RECD APRIL 26TH, 1939 AT 12;30 P.M

42582 MARSHALL & BRUCE CO., NASHVILLE

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; I ALBERT DULING TRUSTEE, PURSUANT TO THE AUTHORITY VESTED IN ME BY THE TRUST, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID W.E. FRANKLIN AND WIFEODA MAE FRANKLIN THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

BEING THE EASTERLY ONE- HALF OF TRACT 2, BLOCK J. OF WOODLAWN ESTATES, A SUBDIVISION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE A PLAT OF WHICH SUBDIVISION IS OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE OF SAID COUNTY.

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 SUBDIVISION OF WHICH THE ABOVE DESCRIBED PROPERTY IS A PART AND PARCEL THEREOF, IS RESTRICTED TO RESIDENCE PURPOSES ONLY, EXCEPTING LOTS FRONTING ON GALLATIN PIKE OR ANDERSON LANE, UPON WHICH EITHER RESIDENCES OR BUSINESS STORES MAY BE CONSTRUCTED, RESIDENCES ERECTED UPON SAID PROPERTY SHALL CONTAIN NOT LESS THAN 650 SQUARES 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 TOBE 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 GRANTE, 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 W.E. FRANKLIN AND WIFEODA MAE FRANKLIN THEIR, heirs and assigns, forever, and I, do covenant with the said W.E. FRANKLIN AND WIFE ODA MAE FRANKLIN 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,

And I, do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said land to the said W.E.FRANKLIN AND WIFE ODA MAE DRANKLIN THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 29 day of APRIL 1939.

Witness: ALBERT DULING TRUSTEE.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, OVA DAVIS, a Notary Public in and for said County and State, the within-named ALBERT DULING TRUSTEE the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

~~And~~ wife of the said, 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 29 day of APRIL, 1939

Commission Expires APRIL 5, 1943. (Seal.) OVA DAVIS, Notary Public.

U. S. R. S. $ .50¢

RECD APRIL 29TH, 1939 AT 11;40 A.M.