1115

For and in consideration of the sum of FIVE HUNDRED ($500.00) AND 00/100 DOLLARS CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, TREVANIA L. PACE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID FRED MALONE AND WIFE, MARY MALONE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING PART OF LAND IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING 106 FEET NORTH AND SOUTH EAST SIDE, 101 FEET NORTH SOUTH WEST SIDE, 64 FEET EAST AND WEST SOUTH END, 48 FEET EAST AND WEST WITH END AS STAKED OF AS PART OF LAND BOUNDED ON THE NORTH BY THE KENNARD LAND AND ON THE SOUTH BY THE CUNNINGHAM, LAND; IT BEING PART OF THE SAME LAND CONVEYED TO MARTHA ROBINSON BY SAM HARTMAN SEE BOOK NO. 315, PAGE 94, IN R.O.D.C. TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO FRED MALONE BY DEED RECORDED IN BOOK 533, PAGE 368, REGISTER'S OFFICE 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 FRED MALONE AND WIFE, MARY MALONE, THEIR, heirs and assigns, forever, and I do covenant with the said FRED MALONE AND WIFE, MARY MALONE 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, TREVANIA L. PACE do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said FRED MALONE AND WIFE MARY MALONE, heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY hand, this 18TH day of OCTOBER 1939

Witness: TREVANIA L. PACE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, Z/ ALEXANDER LOOBY a Notary Public in and for said County and State, the within-named TREVANIA L. PACE 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 18TH day of OCTOBER, 1939

Commission Expires 9 day of OCTOBER, 19 43 (Seal.) Z. ALEXANDER LOOBY Notary Public.

U.S.R.S. 50¢
REC'D OCT 18, 1939 AT 12;11 P.M.
TP

1115

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 MARY BABB, HER HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

TRACT 55, 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 8, 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 NOS. 1 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 24, 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. 1 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 2 0 YEARS FROM THE DATE HEREOF, AND IN ANY FUTURE CONVEYANCE THAT MAY BE MADE OF ANY OF THE PROPERTY HEREIN CONVEYED OR PART THEREOF, 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 MARY BABB, HER, heirs and assigns, forever, and REALTY SALES COMPANY DOES do covenant with the said - - - 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 do further covenant and bind ITSELF, ITS SUC/ CESSORS AND ASSIGNS heirs and representatives, to warrant and forever defend the title to said land to the said MARY BABB 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 9 DAY OF OCTOBER 1937

Witness my hand, this day of

Witness: (SEAL) REALTY SALES COMPANY
BY: W. D. DUTTON, VICE PRESIDENT
BY: M. B. BROOKS, SECRETARY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, BOBBIE GARY a Notary Public in and for said County and State, the within-named - - - the bargainor, with whom I am personally acquainted, and who acknowledged that IT HAS executed the within instrument for the purposes therein contained.

And X wife of the said X, having appeared before me privately and apart from X 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 9 day of DECEMBER, 19 37

Commission Expires 10 day of JAN, 1939 (Seal.) BOBBIE GARY Notary Public.

U.S.R.S. 50¢
REC'D OCT 18, 1939 AT 1;59 P.M.
TP