Book No. 1142

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 MRS. M. A. MEADOWS HER HEIRS AND ASSIGNS, A CERTAIN GRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: TRACT 25, 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 6, 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 UPONLOTS NOS. 10 TO 26, INCLUSIVE, OF BLOCK C COSTING LESS THAN $1,500.00. THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS 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 34, 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 RACH OF SAID LOTS FOR A PERIOD OF 20 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.

(X) IN WITNESS WHEREOF, SAID REALTY SALES COMPANY HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED BY ITS PROPER OFFICER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED, ATTESTED BY ITS SECRETARY, ON THIS 7 DAY OF OCTOBER, 1939.

(SEAL) REALTY SALES COMPANY
BY: P.P. BROOKS, PRESIDENT

ATTEST: M. B. BROOKS, SECRETARY

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MRS. M. A. MEADOWS HER, heirs and assigns, forever, and THE REALTY SALES COMPANY do covenant with the said MRS. M. A. MEADOWS 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 SUCCESSORS AND ASSIGNS heirs and representatives, to warrant and forever defend the title to said land to the said MRS. M. A. MEADOWS, HER 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 7 DAY OF OCTOBER 1939

Witness: hand, this day of, 19

REALTY SALES COMPANY
BY: P. P. BROOKS, PRESIDENT
Witness: BY: M. B. BROOKS, SECRETARY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, X a Notary Public in and for said County and State, the within-named X the bargainor, with whom I am personally acquainted, and who acknowledged that 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 day of, 19

Commission Expires day of, 19 (Seal.) Notary Public.

STATE OF TENNESSEE - DAVIDSON COUNTY
BEFORE ME, OVA DAVIS, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED P. P. BROOKS AND M. B. BROOKS WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED THEMSELVES TO BE PRESIDENT AND SECRETARY RESPECTIVELY, OF THE REALTY SALES COMPANY, THE WITHIN NAMED BARGAINOR, A CORPORATION, AND THAT THEY AS SUCH PRESIDENT AND SECRETARY, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY THE SAID P.P. BROOKS SIGNING THE NAME OF THE CORPORATION. BY HIMSELF AS PRESIDENT AND THE SAID M. B. BROOKS ATTESTING THE SAME AS SECRETARY AND AFFIXING THERETO THE CORPORATE SEAL OF SAID REALTY SALES COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE,, THIS THE 7 DAY OF OCTOBER 1939.

(SEAL) OVA DAVIS, NOTARY PUBLIC

U.S.R.S. 50¢
REC'D JAN 4, 1940 AT 2;15 P.M.

(SEE X ABOVE)

Book No. 1142

For and in consideration of the sum of FIVE & NO/100 ($5.00) DOLLARS,

PAID IN CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER SUFFICIENT AND VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS ALSO ACKNOWLEDGED, WE, GEO. E. FINNEGAN AND JANE F. CRUMBAUGH, AND MARTHA F. BEAL, AND MILDRED FINNEGAN, AND JEN F. SMITH; BEING THE HUSBAND AND ALL FOUR CHILDREN AND HEIRS AT LAW OF MRS. J. J. FINNEGAN, DECEASED, (THE LATTER HAVING DIED ON OR ABOUT THE 2ND DAY OF OCT., 1929), ALL BEING OF LAWFUL AGE, THIS DAY HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J. FRED HATHCOCK, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 27 ON THE PLAN OF THE LUNATIC ASYLUM PROPERTY AS OF RECORD IN BOOK 21, PAGE 117, R.O.D.C., TENN.

SAID LOT FRONTING FIFTY (50) FEET ON THE WEST LINE OF MAGAZINE STREET AND EXTENDING WESTWARDLY BETWEEN PARALLEL LINES WITH THE SOUTH LINE OF GLEAVES STREET ONE HUNDRED HUNDRED AND FIFTY (150) FEET TO AN ALLEY, AND BEING THE SAME PROPERTY CONVEYED BY DEED OF CORRECTION IN BOOK 749, PAGE 331, R.O.D.C. TENN., CONVEYED TO MRS. J. J. FINNEGAN, (NOW DECEASED). PROPERTY IN QUESTION BEING A VACANT LOT, NO IMPROVEMENTS THEREON.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said J. FRED HATHCOOK, HIS, heirs and assigns, forever, and WE do covenant with the said J. FRED HATHCOCK, 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, JANE F. CRUMBAUGH, MARTHA F. BEAL, MILDRED FINNEGAN, JEN F. SMITH AND And GEO. E. FINNEGAN, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said J. FRED HATHCOCK, HIS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 2ND day of DECEMBER, 19 39.

Witness: GEO. E. FINNEGAN
MARTHA F. BEAL
MILDRED FINNEGAN
JEN F. SMITH
JANE F. CRUMBAUGH

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, H. N. O'CALLAGHAN, a Notary Public in and for said County and State, the within-named GEO. E. FINNEGAN, the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

And XX wife of the said XX, having appeared before me privately and apart from husband, the said XX acknowledged the execution of the said instrument to have been done by XX 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 3RD day of JANY., 19 40.

Commission Expires 6 day of APRIL, 19 42. (Seal.) H. N. O'CALLAGHAN, Notary Public.

STATE OF TENNESSEE, DAVIDSON COUNTY.
PERSONALLY APPEARED BEFORE ME, F. W. BOECKMAN, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED MARTHA F. BEAL AND MILDRED FINNEGAN, 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 NASHVILLE, TENNESSEE, THIS 28TH DAY OF DECEMBER, 1939
COM. EXPIRES 4/1/43. (SEAL) F. W. BOECKMAN, NOTARY PUBLIC.

STATE OF ALABAMA, JEFFERSON COUNTY.
PERSONALLY APPEARED BEFORE ME, N. E. GARDNER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED JANE F. CRUMBAUGH, THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE HAD EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
WITNESS MY HAND AND OFFICIAL SEAL AT BIRMINGHAM, ALABAMA, THIS - DAY OF 1-2-, 1940.
COM. EXP. 7-1-1942. (SEAL) N. E. GARDNER, NOTARY PUBLIC.

STATE OF ARKANSAS, PULASKI COUNTY.
PERSONALLY APPEARED BEFORE ME, RUTH F. HALE, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED JEN F. SMITH, THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE HAD EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
WITNESS MY HAND AND OFFICIAL SEAL AT LITTLE ROCK, ARKANSAS, THIS 29TH DAY OF DECEMBER, 1939.
COM. EXP. JANUARY 25, 1942. (SEAL) RUTH F. HALE, NOTARY PUBLIC.

U.S.R.S. $0.50.
RECEIVED JAN. 8, 1940, AT 1:30 P.M.