NUMBER 36678 RECORDED APRIL 18,1940 REALTY SALES CO INC. TO R.E. CONE AND ALLEYNE LOVELADY

Book No. 1142

For and in consideration of the sum of TEN ($10.00) AND NO/100 - - - - - - DOLLARS CASH N 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 R.E. CONE AND ALLEYNE LOVELADY THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
TRACT 5-B BLOCK K, OF REVISED PLAN OF POWER &ROTH, OF MADISON PARK,SUBDIVISION, IN THE COUNTY OF DAVIDSON,STATE OF TENNESSEE, A PLAT OF WHICH SUBDIVISION IS OR RECORD IN BOOK 843, PAGE 7, REGISTER'S OFFICE OF SAID COUNTY. SAID TRACT BEGINS AT A POINT IN THE SOUTH BOUNDARY OF ROTHWOOD AVENUE A DISTANCE OF 84.4 FEET WEST OF AN IRON PIN IN THE CORNER OF LANIER AVENUE AND ROTHWOOD AVENUE AND RUNS SOUTHWARDLY A DISTANCE OF 125 FEET TO A POINT;THENCE WEST 50 FEET TO A POINT;THENCE 125 NORTH TO A POINT IN THE SOUTH BOUNDARY OF ROTHWOOD AVENUE;THENCE EAST 50 FEET TO THE BEGINNING, CONTAINING.14 ACRES, MORE OR LESS.

THE PROPERTY IS SOLD AND SHALL BE CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, COVENANTS AND CONDITIONS, TO WIT;
THA T 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 B E 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 C 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 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 NOR RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS NOS.1 TO 27, INCLUSIVE, OF BLOCK E 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 1, 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 1 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 SEE X

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.E. CONE AND ALLEYNE LOVELADY,THEIR, heirs and assigns, forever, and THE REALTY SALES COMPANY DOES do covenant with the said R.E. CONE AND ALLEYNE LOVELADY 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, ASSIGNS, heirs and representatives, to warrant and forever defend the title to said land to the said R.E.CONE AND ALLEYNE LOVELADY,THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF,THE REALTY SALES CO. HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS,THIS THE 20 DAY OF MARCH,1940.

Witness: ATTEST: M.B. BROOKS,SECRETARY (SEAL) REALTY SALES COMPANY BY P.P.BROOKS,PRESIDENT

X(OWNERS OF EACH 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.)

STATE OF TENNESSEE, DAVIDSON COUNTY

Personally appeared before me, 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. X And wife of the said, 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 X Tennessee, this day of, 19

Commission Expires day of X, 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 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 20TH DAY OF MARCH,1940.
(SEAL) OVA DAVIS, NOTARY PUBLIC
U.S.R.S. $.50¢ COM.EXPIRES APRIL 5 1943

REC'D APRIL 18,1940 AT 1:40 P.M.

NUMBER 36415 RECORDED APRIL 15, 1940. KEITH-SIMMONS CO. INC. TO ALLEN DOBSON.

Book No. 1142

For and in consideration of the sum of ($2450.00) TWENTY FOUR HUNDRED, FIFTY AND 00/100 DOLLARS, CASH IN HAND PAID BY ALLEN DOBSON, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

KEITH-SIMMONS COMPANY, INCORPORATED, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THESAID ALLEN DOBSON, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING PART OF LOT NUMBER 52 ON THE ORIGINAL PLAN OF BROWNSVILLE AS OF RECORD IN BOOK 21, PAGE 9, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF CARTER STREET AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO L. T. LEWIS BY THE MOORE-KEITH LUMBER COMPANY BY DEED OF RECORD IN BOOK 653, PAGE 149 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WESTWARDLY WITH THE CENTER OF CARTER STREET 82.555 FEET, MORE OR LESS, TO THE CENTER OF JOHNSON STREET; THENCE SOUTHWARDLY WITH THE CENTER OF JOHNSON STREET 415.65 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO J. HOWARD SCOTT BY DEED OFRECORD IN BOOK 530, PAGE 437, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH SCOTT'S NORTHERLY LINE, EASTWARDLY 82.555 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID L. T. LEWIS LOT; THENCE NORTHWARDLY WITH THE WESTERLY LINE OF SAID LEWIS LOT 415.65 FEET, MORE OR LESS TO THE BEGINNING. BEING THE SAME PROPERTY CONVEYED TO KEITH-SIMMONS COMPANY, INC., BY DEED FROM JOHN D. LEWIS, TRUSTEE, OF RECORD IN BOOK 981,PAGE 195, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING LOT NUMBER 42 ON THE PLAN OF A. V. S. LINDSLEY'S SUBDIVISION OF THE CHADWELL TRACT AS OF RECORD IN PLAN BOOK 2, PAGE 24, OF THE CHANCERY COURT AT NASHVILLE.

SAID LOT NUMBER 42 FRONTS 50 FEET ON THE NORTHERLY SIDE OF RUSSELL, FORMERLY RUTH, STREET AND EXTENDS BACK BETWEEN PARALLEL LINES, 160 FEET TO AN ALLEY.

BEING PART OF THE PROPERTY CONVEYED TO KEITH-SIMMONS COMPANY , INC., BY DEED FROM JOHN D. LEWIS, TRUSTEE, OF RECORD IN BOOK 980, PAGE 136, OF THE REGISTER'S OFFICE FOR 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 ALLEN DOBSON, HIS, heirs and assigns, forever, and KEITH-SIMMONS , COMPANY, INC., DOES do covenant with the said ALLEN DOBSON, 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 KEITH-SIMMONS COMPANY, INCORPORATED, DOES do further covenant and bind ITSELF, ITS SUCCESSORS heirs and representatives, to warrant and forever defend the title to said land to the said ALLEN DOBSON, HIS heirs and assigns, against the lawful claims of all persons whomsoever. IN WITNESS WHEREOF, SAID KEITH-SIMMONS COMPANY, INCORPORATED HAS CAUSED ITS NAME TO BE SIGNED HERETO FOR IT BY ITS PRESIDENT, W. M. PARRISH, AND ITS SEAL TO BE AFFIXED BY ITS SECRETARY, JOHN D. LEWIS, THIS THE 2ND DAY OF APRIL 1940.

Witness. ATTEST: JNO. L. LEWIS SECRETARY. (SEAL) KEITH-SIMMONS COMPANY, INC. BY W. M. PARRISH President

STATE OF TENNESSEE, DAVIDSON COUNTY, X X

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

X X

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

STATE OF TENNESSEE, COUNTY OF DAVIDSON.
PERSONALLY APPEARED BEFORE ME, HENRY BRACKMAN, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, W. M. PARRISH AND JOHN D. LEWIS, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO, UPON OATH ACKNOWLEDGED THEMSELVES TO BE THE PRESIDENT AND SECRETARY OF KEITH-SIMMONS COMPANY, INCORPORATED, THE WITHIN NAMED BARGAINOR, A CORPORATION AND THAT THEY AS SUCH PRESIDENT AND SECRETARY, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY THEMSELVES AS PRESIDENT AND SECRETARY RESPECTIVELY AND AFFIXING THE CORPORATE SEAL.
WITNESS MY HAND AND SEAL AT NASHVILLE, TENNESSEE, THIS THE 3RD DAY OF APRIL,1940.
(SEAL) HENRY BRACKMAN,
MY COM. EXPIRES: OCT. 12, 1942. NOTARY PUBLIC.
U.S.R.S. $2.50.
RECEIVED APRIL 15, 1940, AT 10:02 A.M.