NUMBER 63337
REALTY SALES COMPANY, INC.

RECORDED JULY 21, 1941.
TO J.B.BALCH.

47852 MARSHALL & BRUCE CO. NASHVILLE

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 J.B. BALCH, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 26, 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, REGISTERS 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 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 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 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.

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.B.BALCH, HIS, heirs and assigns, forever, and THE REALTY SALES CO. DOES do covenant with the said J.B.BALCH, 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, ITSELF, ITS SUCCESSORS, ASSIGNS do further covenant and bind heirs and representatives, to warrant and forever defend the title to said land to the said J.B.BALCH, HIS 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 28 DAY OF NOVEMBER, 1939.

~~Witness my hand, this day of, 19~~

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

~~Witness:~~

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, ~~STATE OF TENNESSEE, DAVIDSON COUNTY.~~ ON THIS THE 28 DAY OF NOVEMBER, 1939.

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

~~Personally appeared before me, 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 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 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 28 DAY OF NOVEMBER, 1939.

(SEAL) OVA DAVIS, NOTARY PUBLIC.

MY COMMISSION EXPIRES APRIL 5, 1943.

U.S.R.S. $0.50.
RECD JULY 19, 1941 AT 11:40 A.M.
MM

NUMBER 62971
CLARENCE C. WOODCOCK, EXECUTOR
TO
MARY OPHELIA MARLIN GOOCH.

RECORDED JULY 15, 1941

47852 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1142

For and in consideration of the sum of ($400.00) FOUR HUNDRED AND NO/100 DOLLARS CASH IN HAND PAID BY MARY OPHELIA MARLIN GOOCH TO CLARENCE C. WOODCOCK, EXECUTOR, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, CLARENCE C. WOODCOCK, AS EXECUTOR, WITH FULL POWER TO CONVEY AS VESTED IN ME UNDER THE WILL OF MRS BETTIE M. WATERS, DECEASED, WHOSE WILL IS OF RECORD IN WILL BOOK 53 PAGE 456, OF THE COUNTY COURT FOR DAVIDSON COUNTY, TENNESSEE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MARY OPHELIA MARLIN GOOCH HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NO. 3 BLOCK "A" ON THE MAP SHOWING THE SUBDIVISION OF THE GEORGE WATER'S LAND ON ABBOTT-MARTIN ROAD OF RECORD IN BOOK 1130 PAGE 32, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 3 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF ABBOTT-MARTIN ROAD AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

SAID LOT CONVEYED SUBJECT TO THE RESTRICTIONS RECORDED IN BOOK 1140 PAGE 180 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, LITTELL RUST, OWNER AND HOLDER OF A DEBT SECURED BY DEED OF TRUST AS OF RECORD IN BOOK 1010 PAGE 183, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR A SUFFICIENT CONSIDERATION PAID TO ME, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED DO HEREBY JOIN IN THIS INSTRUMENT FOR THE PURPOSE OF RELEASING THE LIEN RETAINED IN SAID DEED INSOFAR AS THE SAME RELATES TO AND AFFECTS THE PROPERTY HEREIN CONVEYED BUT NO FUTHER OR OTHER-WISE.

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 OPHELIA MARLIN GOOCH HER, heirs and assigns, forever, and I do covenant with the said MARY OPHELIA MARLIN GOOCH 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, CLARENCE C. WOODCOCK, EXECUTOR, do further covenant and bind MY-SELF MY, SUCCESSORS AND heirs and representatives, to warrant and forever defend the title to said land to the said MARY OPHELIA MARLIN GOOCH, HER heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 30TH day of JUNE, 1941

Witness:

CLARENCE C. WOODCOCK EXT
EXECUTOR UNDER THE WILL OF BETTIE M.? WATERS
LITTELL RUST

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, C. W. BRILEY a Notary Public in and for said County and State, the within-named CLARENCE C. WOODCOCK, EXECUTOR, 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 3RD day of JULY, 1941

Commission Expires 10 day of JANUARY, 1945

(Seal.) C. W. BRILEY
Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, J. ROSS CHESMIRE JR. A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED LITTELL RUST THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTARNED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, THIS 7 DAY OF JULY, 1941.

(Seal) J. ROSS CHESMIRE JR.
NOTARY PUBLIC

COMMISSION EXPIRES 1-7-42

U.S.R.S. $ .55

RECEIVED JULY 15, 1941 AT 9:07 A.M.
EB