NUMBER 53109 RECORDED JAN. 28, 1941.

BERTHA BIENER ROSENBLUM, ET VIR.,

TO , WARRANTY DEED LOT 177

H.G.HILL REALTY COMPANY.

WARRANTY DEED.

FOR AND IN CONSIDERATION OF THE SUM OF FIVE AND NO/100 ($5.00) DOLLARS, CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED,

WE, BERTHA BIENER ROSENBLUM, AND HUSBAND, IKE ROSENBLUM, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H.G.HILL REALTY COMPANY, A CORPORATION, OF NASHVILLE,TENNESSEE, ITS SUCCESSORS AND ASSIGNS, THE FOLLOWING DESCRIBED REALTY, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 3, 4, 5 AND 6 ON THE MAP OF W.G.THUSS' SUBDIVISION, AS OF RECORD IN BOOK 947, PAGE 7, REGISTERS OFFICE FOR SAID COUNTY, AND PART OF A 30-FOOT STRIP IMMEDIATELY WEST OF SAID LOTS, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF THE NOLENSVILLE PIKE AT A POINT 30 FEET WEST OF THE NORTHWEST CORNER OF SAID LOT NO. 3; THENCE SOUTHWARDLY AND PARALLEL WITH THE WESTERLY LINE OF LOTS NOS. 3, 4, 5 AND 6, 160 FEET, MORE OR LESS, TO A POINT DIRECTLY OPPOSITE THE NORTHERLY MARGIN OF THE ANTIOCH, FORMERLY MILL CREEK VALLEY,PIKE; THENCE EASTWARDLY 32 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF THE ANTIOCH PIKE, CONTINUING IN THE SAME DIRECTION, AND WITH THE NORTHERLY MARGIN OF THE ANTIOCH PIKE, 153.7 FEET, IN ALL 185.7 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY NORTHWARDLY 98 FEET TO A TURN IN SAID ALLEY, CONTINUING WITH THE WESTERLY MARGIN OF SAID ALLEY NORTHWESTWARDLY 150 FEET TO THE CORNER OF LOTS NOS. 2 AND 3; THENCE WITH THE LINE BETWEEN SAID TWO LOTS WESTWARDLY 150 FEET TO THE NORTHWEST CORNER OF SAID LOT NO.3, CONTINUING IN THE SAME DIRECTION 30 FEET, IN ALL 180 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MRS.BERTHA ROSENBLUM BY DEED FROM W.G. THUSS AND WIFE, OF RECORD IN BOOK 881, PAGE 448, SAID REGISTERS OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING RESTRICTION WHICH SHALL BE BINDING UPON GRANTEE, ITS SUCCESSORS AND ASSIGNS, AND SHALL CONSTITUTE A COVENANT RUNNING WITH THE FOLLOWING SPECIFIED PORTION OF THE LAND FOR A PERIOD OF FIVE YEARS FROM THE DATE OF THIS DEED:-

FOR A PERIOD OF FIVE YEARS FROM AND AFTER THE DATE OF THIS DEED THE STORE BUILDING ON A PORTION OF THE REALTY HEREIN CONVEYED AND WHICH STORE BUILDING IS APPROXIMATELY 30 FEET BY 60 FEET AND IS SITUATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF THE NOLENSVILLE ROAD AND THE ANTIOCH PIKE, SHALL NOT BE USED FOR THE PURPOSE OF OPERATING AND DOING THEREIN A RETAIL DRYGOODS OR DRYGOODS NOTIONS STORE OR DRYGOODS BUSINESS; BUT THIS SHALL NOT IN ANY WISE AFFECT OR LIMIT THE OPERATION OF A GROCERY STORE AND THE SALE THEREIN OF SUCH LINES AND KINDS OF MERCHANDISE NOW AND CUSTOMARILY CARRIED AND SOLD IN THE STORES OF H.G. HILL COMPANY, OR ANY OTHER KIND OF LEGITIMATE BUSINESS, EXCEPT AS EXPRESSLY LIMITED HEREIN.

C. MARSHALL & BRUCE CO. NASHVILLE

THIS RESTRICTION AND COVENANT SHALL EXPIRE AND BE AND BECOME OF NO FURTHER FORCE AND EFFECT FROM AND AFTER FIVE YEARS FROM THE DATE OF THIS DEED.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID H.G.HILL REALTY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOREVER.

AND WE DO COVENANT WITH THE SAID H.G.HILL REALTY COMPANY THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE; HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, EXCEPT BY LIEN OF TAXES FOR THE YEAR 1941, AND EXCEPT FOR AND SUBJECT TO THE EASEMENT OF THE STREET CAR LINE OVER THE ABOVE MENTIONED 30 FOOT STRIP OF LAND.

AND WE, BERTHA BIENER ROSENBLUM AND HUSBAND, IKE ROSENBLUM, DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID H.G.HILL REALTY COMPANY, ITS SUCCESSORS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

WITNESS OUR HANDS THIS 27TH DAY OF JANUARY, 1941.

BERTHA BIENER ROSENBLUM.

IKE ROSENBLUM

STATE OF TENNESSEE

DAVIDSON COUNTY.

PERSONALLY APPEARED BEFORE ME, A.T.JONES,JR., A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED BERTHA BIENER ROSENBLUM AND HUSBAND, IKE ROSENBLUM, THE BARGAINORS, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGE THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE,TENNESSEE, THIS 27TH DAY OF JANUARY, 1941.

(SEAL) A.T.JONES,JR.,
NOTARY PUBLIC.

MY COM.EX. JAN.3RD, 1944.

U.S.R.S. $8.25

RECD JAN. 27, 1941 AT 1:46 P M
MM

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NUMBER 53110 RECORDED JAN. 28, 1941.

CUMBERLAND DEV. CO.,

TO WARRANTY DEED

WILLIAM H. BUGG, AND IRENE H.BUGG.

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED DOLLARS DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, TO IT IN HAND PAID BY WILLIAM H.BUGG AND WIFE, IRENE H.BUGG, THE RECIEPT OF WHICH IS HEREBY ACKNOWLEDGED, IT, THE CUMBERLAND DEVELOPEMENT CO. A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF TENN. HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID WILLIAM H.BUGG AND IRENE H.BUGG, THEIR HEIRS AND ASSIGNS, A CERTAIN