NUMBER 55157 RECORDED MARCH 4TH, 1941

FISK UNIVERSITY
TO
H.G.HILL REALTY COMPANY

57007 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1195

For and in consideration of the sum of THREE THOUSAND EIGHT HUNDRED AND NO/100 ($3,800.00) D DOLLARS CASH IN HAND PAID BY H.G.HILL REALTY COMPANY THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, FISK UNIVERSITY A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TENNESSEE, WITH ITS PRINCIPAL OFFICE AT NASHVILLE, TENNESSEE, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANS FER AND CONVEY UNTO THE SAID H.G.HILL REALTY COMPANY ITS SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

BEING LOT NO.12 ON THE MAP OF J.W. LAWLESS' SUBDIVISION OF LOT NO.145, IN THE BOYD HOME TRACT, AS OF RECORD IN BOOK 161, PAGE 36, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.12 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF BROADWAY FORMERLY BROAD STREET, AND RUNS BACK 68.3 FEET ON THE WESTERLY LINE AND 80 FEET ON THE EASTERLY LINE, TO THE NORTHERLY MARGIN OF DIVISION STREET, MEASURING 50.9 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO FISK UNIVERSITY BY DEED FROM TOM C. RYE AND WIFE, OF RECORD IN BOOK 1019, PAGE 579, SAID REGISTER'S OFFICE

TAXES FOR THE YEAR 1941 TO BE PRO RATED.

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, ~~heirs~~ and assigns, forever, and FISK UNIVERSITY do covenant with the said H.G.HILL REALTY COMPANY 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 FISK UNIVERSITY do further covenant and bind ITSELF ITS, heirs and representatives, to warrant and forever defend the title to said land to the said H.G. HILL REALTY COMPANY ITS SUCCESSORS, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF SAID FISK UNIVERSITY HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO SUBSCRIBED BY ITS DULY AUTHORIZED OFFICER ON

~~Witness my hand~~, this THE 27TH day of FEBRUARY 1941

Witness: (SEAL) FISK UNIVERSITY

BY: THOMAS E. JONES, PRESIDENT

PENNSYLVANIA PHILADELPHIA

STATE OF ~~TENNESSEE, DAVIDSON~~ COUNTY.

~~Personally appeared~~ before me, EUGENE GULLMANN a Notary Public ~~in and for said County and State, the within named~~ WITHIN AND FOR THE STATE AND COUNTY AFORESAID PERSONALLY APPEARED THOMAS E. JONES WITH WHOM I AM PERSONALLY ACQUAINTED AND ~~the bargainor ---, with whom I am personally acquainted, and who acknowledged that ---------- executed the within instrument for the purposes therein contained.~~

~~And~~ WHO UPON OATH ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF ~~---wife of the said~~ FISK UNIVERSITY, THE WITHIN NAMED BARGAINOR A CORPORATION, ~~having appeared before me privately and apart from ---------husband---, the said~~ AND THAT HE AS SUCH PRESIDENT BEING AUTHORIZED TO DO SO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, ~~acknowledged the execution of the said instrument to have been done by~~ BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS SUCH PRESIDENT. ~~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 OFFICE ON THE 27TH day of FEBRUARY, 1941

Commission Expires APRIL 1ST, 1943. (Seal.) EUGENE GULLMANN Notary Public.

U. S. R. S. $ 4.40

Received MARCH 4TH, 1941 AT 1;19 P.M.

NUMBER 55436 RECORDED MARCH 10TH, 1941

A.D. SHOEMAKER ET UX
TO
LELLIE MAY ISHMAEL A WIDOW

57007 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1195

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, AND ASSUME A MORTGAGE IN THE PRINCIPAL BALANCE OF -------- PAYABLE TO C.D.WALLING TRUSTEE AND PAYABLE IN MONTHLY INSTALLMENTS OF -- WE, A.D. SHOEMAKER AND WIFE NORENE SHOEMAKER HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID LELLIE MAY ISHMAEL, A WIDOW, 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.90 ON THE MAP OF SPRINGDALE SUB- DIVISION, AS OF RECORD IN BOOK 974, PAGE 18, REGISTER'S OFFICE FOR SAID COUNTY, SAID LOT NO.90 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF WEST CAHAL AVENUE AND R UNS BACK BETWEEN PARALLEL LINES 157.5 FEET TO A DEAD LINE. BEING THE SAME PROPERTY CONVEYED TO A.D. SHOEMAKER AND WIFE NORENE SHOEMAKER BY DEED FROM CHARLES DENIS AND WIFE OF RECORD IN BOOK 1046, PAGE 244, SAID REGISTER'S OFFICE.
RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT OF RECORD IN BOOK 1023, PAGE 31, R.O.D.C. TENNESSEE, AS FOLLOWS;
FIRST : THE LOTS IN SAID SUB-DIVISION SHALL BE USED ONLY FOR RESIDENCE FOR DWELLING PURPOSES AND ONLY ONE RESIDENCE SHALL BE CONSTRUCTED ON ANY ONE LOT
SECOND: THE RESIDENCE SO CONSTRUCTED ON LOTS 61 TO 92 BOTH INCLUSIVE SHALL NOT COST LESS THAN $2,000.00
NO RESIDENCE SHALL BE CONSTRUCTED ON LOTS NOS.93 TO 99 BOTH INCLUSIVE COSTING LESS THAN $1,500.00
NO RESIDENCE SHALL BE CONSTRUCTED ON LOTS NOS.52 TO 60 BOTH INCLUSIVE AND 35 TO 42 BOTH INCLUSIVE COSTING LESS THAN $1,500.00
NO RESIDENCE SHALL BE CONSTRUCTED ON LOTS NOS.43 TO 51 BOTH INCLUSIVE AND 26 TO 34 BOTH INCLUSIVE COSTING LESS THAN $1,250.00
NO RESIDENCE SHALL BE CONSTRUCTED ON LOTS NOS.1 TO 25 INCLUSIVE COSTING LESS THAN $1,000.00 NONE OF THE RESIDENCE CONSTRUCTED ON LOTS 61 TO 76 SHALL BE NEARER THAN 37 FEET FROM THE FRONT LINE OF SAID LOTS. NONE OF THE RESIDENCES CONSTRUCTED ON LOTS NOS.77 TO 92 INCLUSIVE SHALL BE NEARER THAN 26 FEET FROM THE FRONT LINE OF SAID LOTS.
NONE OF THE RESIDENCES CONSTRUCTED ON ANY OTHER LOTS SHALL BE NEARER THAN THAN 30 FEET FROM THE FRONT LINE OF SAID LOTS.
THE OUTHOUSES CONSTRUCTED ON ANY LOT SHALL BE OF THE SAME MATERIAL AND THE SAME GENERAL DESIGN AS THE RESIDENCE ON SAID LOT NO OUTHOUSES SHALL BE CONSTRUCTED UNTIL AFTER THE RESIDENCE SHALL HAVE BEEN CONSTRUCTED
THIRD: THE RIGHT IS RESERVED TO CUT THE GRASS AND WEED AND CLEAN UP THE LOTS IN SAID SUB-DIVISION.
FOURTH: NONE OF THE LOTS IN SAID SUB- DIVISION SHALL BE SOLD TO. LEASED TO OR OWNED BY PERSON S OF NEGRO OR AFRICAN BESCENT."

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said LELLIE MAY ISHMEL A WIDOW, HER, heirs and assigns, forever, and WE, do covenant with the said LELLIE MAY ISHMAEL A WIDOW, 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, do further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said land to the said LELLIE MAY ISHMAEL HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 5 day of JUNE 1939

Witness: A.D. SHOEMAKER,
NORENE SHOEMAKER,

TEXAS HARRIS

STATE OF ~~TENNESSEE, DAVIDSON~~ COUNTY.

Personally appeared before me, A.D. SHOEMAKER AND WIFE NORENE SHOEMAKER a Notary Public in and for said County and State, the within-named A.D.SHOEMAKER AND WIFE NORENE SHOEMAKER the bargainor ---, with whom I am personally acquainted, and who acknowledged that THEY 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~~ Harris County HOUSTON, TEXAS, this 7TH day of JUNE, 1939

Commission Expires JUNE 1941 (Seal.) OPHELIA KNOHELSDORF Notary Public.

U. S. R. S. $

Received MARCH 8TH, 1941 AT 11;20 A.M.