COURT AT NASHVILLE.

SAID PARTS OF SAID LOTS NOS. 50 AND 51 FRONT TOGETHER 55 FEET ON THE SOUTHERLY SIDE OF HAWKINS STREET AND RUN BACK BETWEEN PARALLEL LINES 205 FEET TO AN ALLEY.

AND BEING THE SAME PROPERTY BERETOFORE CONVEYED TO VICTORIA CATHEY, A WIDOW, BY DEED OF PEARL J.ELLIS AND HUSBAND, C.C.ELLIS, OF RECORD IN BOOK 1079, PAGE 219, R.O.D.C., TENNESSEE; AND THE SAME PROPERTY CONVEYED TO E.B.HARPOLE, TRUSTEE, BY THE ABOVE MENTIONED DEED OF TRUST OF RECORD IN BOOK 1162, PAGE 264. PURCHASER TAKES SAID PROPERTY SUBJECT TO ALL TAXES FOR THE YEAR 1941, AND HEREBY ASSUMES AND AGREES TO PAY SAID TAXES.

TO HAVE AND TO HOLD SAID REAL ESTATE WITH THE APPURTENANCES, ESTATE, TITLE, AND INTEREST THERETO BELONGING TO THE SAID ALLEN DOBSON HIS HEIRS, AND ASSIGNS FOREVER FREE FROM ALL EQUITY OF REDEMPTION, HOMESTEAD, DOWER, AND ALL OTHER EXEMPTIONS WHICH WERE EXPRESSLY WAIVED IN SAID DEED OF TRUST AND I, THE SAID E.B. HARPOLE, TRUSTEE DO HEREBY TRANSFER AND ASSIGN UNTO THE SAID ALLEN DOBSON HIS HEIRS AND ASSIGNS, FOREVER, ALL THE RIGHTS AND BENEFITS OF THE COVENANTS AND WARRANTY OF TITLE CONTAINED IN AND CONVEYED TO ME BY THE SAID DEED OF TRUST, IN AS FULL AND AMPLE A MANNER AS I AM AUTHORIZED BY SAID DEED OF TRUST TO DO, BUT I CONVEY AND TRANSFER AND ASSIGN AS TRUSTEE UNDER SAID INSTRUMENT, BUT NO FURTHER AND NOT OTHERWISE.

IN WITNESS WHEREOF, U HAVE HEREUNTO SET MY HAND AT NASHVILLE,TENNESSEE, THIS THE 11TH DAY OF FEBRUARY, 1941.

E.B.HARPOLE,
TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, ROBERT LUSK, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED E.B.HARPOLE, TRUSTEE, THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS THE 11TH DAY OF FEB., 1941.

(SEAL) ROBERT LUSK,
NOTARY PUBLIC.

MY COM.EX. JAN. 7, 1942.

U.S.R.S. $2.20.

RECD FEB. 14, 1941 AT 1:11 P M
MM

NUMBER 54285 RECORDED FEB. 18, 1941.

REALTY SALES COMPANY,

TO WARRANTY DEED

FRED W.KAROW ET UX.

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;

STOKES MARSHALL & BOYER CO. NASHVILLE

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 FRED W.KAROW AND WIFE, CLARA KAROW, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 24, BLOCK K, OF MADISON PARK, A SUB-DIVISION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, A PLAT OF WHICH SUB-DIVISION 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; AND 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 TO 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 THEROF, 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 FRED W. KAROW AND WIFE, CLARA , THEIR HEIRS AND ASSIGNS, FOREVER.

AND REALTY SALES COMPANY DOES COVENANT WITH THE SAID FRED W. KAROW AND WIFE, CLARA , THAT IT IS LAWFULLY SIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE;