NUMBER 25519 RECORDED MAY 5, 1945

JOE ZEITLIN AND WIFE,
BESSIE WASSERMAN ZEITLIN

-TO-

SAM ZEITLIN AND WIFE,
JANICE PEISER ZEITLIN

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, CASH IN HAND PAID, AND IN ORDER TO EQUITABLY DIVIDE PROPERTY HELD AS TENANTS IN COMMON BY JOE ZEITLIN AND SAM ZEITLIN, AND IN CONSIDERATION OF THE CONVEYANCE OF CERTAIN UNDIVIDED INTERESTS IN THE JOINT PROPERTY TO EACH OTHER, WE HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAM ZEITLIN AND WIFE, JANICE PEISER ZEITLIN, THEIR HEIRS AND ASSIGNS, OUR ONE-HALF INTEREST IN CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

TRACT NO. 1

BEING THE WESTERLY HALF OF LOT NO. 9 ON THE PLAN OF A. H. HYRONEMUS' ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 161, PAGE 174, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF SAID LOT NO. 9 FRONTS FIFTY (50) FEET ON THE SOUTHERLY SIDE OF SHARPE AVENUE, AND RUNS BACK IN A SOUTHERLY DIRECTION BETWEEN PARALLEL LINES 168 FEET TO AN ALLEY.

BEING THE SAME PROPERTY DESCRIBED IN THE DEED OF EZEDOR ZEITLIN AND WIFE TO SAM AND JOE ZEITLIN, AS OF RECORD IN BOOK 1110, PAGE 195, R.O.D.C., TENNESSEE.

TRACT NO. 2

A LOT BEGINNING ON LIGON AVENUE 415 FEET EASTWARDLY FROM THE SOUTHEAST CORNER OF LIGON AVENUE AND THE BRICK CHURCH PIKE AND EXTENDING IN A WESTWARDLY DIRECTION TOWARDS THE BRICK CHURCH PIKE 75 FEET; THENCE BACK IN A SOUTHWARDLY DIRECTION 72 FEET; THENCE IN AN EASTWARDLY DIRECTION 75 FEET TO A POINT 415 FEET EASTWARDLY FROM THE BRICK CHURCH PIKE; THENCE IN A NORTHWARDLY DIRECTION 72 FEET TO THE BEGINNING. THIS LOT IS IN THE TWELFTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED BY DEED OF IDA ZEITLIN TO JOE ZEITLIN AND SAM ZEITLIN, AS OF RECORD IN BOOK 1101, PAGE 325, R.O.D.C., TENNESSEE.

TRACT NO. 3

BEING THE WESTERLY 50 FEET OF LOT NO. 65 ON THE MAP OF TRINITY HEIGHTS ADDITION, AS OF RECORD IN BOOK 161, PAGE 38, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID WESTERLY PART OF LOT NO. 65 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF PULLEN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY DEED OF JOE ZEITLIN, ET UX, TO SAM ZEITLIN, AS OF RECORD IN BOOK 1086, PAGE 695, R.O.D.C., TENNESSEE.

TO HAVE AND TO HOLD SAID TRACTS OR PARCELS OF LAND WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID SAM ZEITLIN AND WIFE, JANICE PEISER ZEITLIN, THEIR HEIRS AND ASSIGNS, FOREVER. AND WE DO COVENANT WITH THE SAID SAM ZEITLIN AND WIFE, JANICE PEISER ZEITLIN, 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. AND WE, JOE ZEITLIN AND WIFE, BESSIE WASSERMAN ZEITLIN, DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVED, TO WARRANT AND FOREVER DEFEND THE TITLE TO SAID PARCELS OF LAND TO THE SAID SAM ZEITLIN AND WIFE, JANICE PEISER ZEITLIN, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

WITNESS OUR HANDS THIS 3RD DAY OF MAY, 1945.

JOE ZEITLIN

BESSIE WASSERMAN ZEITLIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, IMOGENE MUSE, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED JOE ZEITLIN AND WIFE, BESSIE WASSERMAN ZEITLIN, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAR AT NASHVILLE, TENNESSEE, THIS 3RD DAY OF MAY, 1945.

MY COMMISSION EXPIRES: 4-12-49

(SEAL) IMOGENE MUSE
NOTARY PUBLIC

RECEIVED MAY 4, 1945 AT 3:26 P.M. - DG

NUMBER 25541 RECORDED MAY 7, 1945

GUARANTY TITLE TRUST CO.

-TO-

MRS. INA SMITH ALLEN

FOR AND IN CONSIDERATION OF THE SUM OF FIVE DOLLARS ($5.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, RECEIPT OF WHICH ARE HEREBY ACKNOWLEDGED, THE GUARANTY TITLE TRUST COMPANY HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MRS. INA SMITH ALLEN, HER HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LOT NO. 33 OF AN UNRECORDED PLAT OF THE WALLACE PROPERTY LOCATED IN THE 7TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LOT NO. 33 FACES ON SNEED AVENUE, BEGINNING AT A POINT ON THE EAST SIDE OF SNEED AVENUE, THE COMMON BOUNDARY LINE BETWEEN LOTS NOS. 33 AND 34; THENCE NORTHERLY WITH THE EASTERLY MARGIN OF SNEED AVENUE 100 FEET TO THE COMMON BOUNDARY OF LOTS NOS. 33 AND 32; THENCE EASTERLY 200.2 FEET TO A POINT, BEING THE COMMON BOUNDARY BETWEEN LOTS NOS. 33, 32 AND 53 AND 54; THENCE SOUTHERLY 100 FEET WITH THE COMMON BOUNDARY OF LOTS NOS. 33 AND 53 TO A POINT, BEING THE COMMON BOUNDARY OF LOTS NOS. 33, 34, 52 AND 53; THENCE WESTERLY 201.4 FEET TO THE BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO THE GUARANTY TITLE TRUST COMPANY BY DEED FROM MARGARET C. WALLACE, ET UX, OF RECORD IN BOOK 1246, PAGE 365, R.O.D.C., TENNESSEE.

SAID CONVEYANCE IS SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS, WHICH ARE MADE A PART HEREOF, AND SHALL BE BINDING ON THE GRANTEE HEREIN OR ANY SUCCESSORS OR ASSIGNS:

FIRST: ALL RULES AND REGULATIONS REQUIRED BY THE DAVIDSON COUNTY PLANNING AND ZONING COMMISSION MUST BE OBSERVED.

SECOND: ALL LOTS IN THE TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS AND NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE DETACHED SINGLE FAMILY OR DUPLEX.
DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND PRIVATE GARAGE FOR NOT MORE THAN THREE CARS AND OTHER NECESSARY OUT-BUILDINGS.

THIRD: NO RESIDENTIAL STRUCTURE SHALL BE E ERECTED OR PLACED ON ANY BUILDING PLOT, WHICH PLOT HAS AN AREA OF LESS THAN 20,000 SQUARE FEET OR A WIDTH OF LESS THAN 100 FEET