NUMBER 103853 RECORDED NOVEMBER 1ST, 1943.

FRANK J.WADE ET UX. --TO-- PETER CLERICI ET UX

Book No. 1272

For and in consideration of the sum of ($375.00) THREE HUNDRED AND SEVENTY FIVE DOLLARS, CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FRANK J. WADE, AND WIFE ALBERTA WADE, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID PETER CLERICI AND WIFE JOSEPHINE CLERICI THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

THE NORTHERLY 1/2 OF TRACT 33 BLOCK G. OF COUNTRY CLUB ESTATES A SUB-DIVISION OF DAVIDSON COUNTY,STATE OF TENNESSEE, A PLAT OF WHICH SUBDIVISION IS OF RECORD IN BOOK 843, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY.

SAID 1/2 OF TRACT 33 FRONTS 50 FEET ON THE WESTERLY SIDE OF OLGA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 190 FEET TO A DEAD LINE ON WHICH LINE IT MEASURES 50 FEET.

BEING A PART OF THE SAME PROPERTY CONVEYED TO FRANK J. WADE BY DEED FROM A.C BREAST AND WIFE OF RECORD IN BOOK 1236, PAGE 308, REGISTER'S OFFICE FOR SAID COUNTY.

THE ABOVE PROPERTY IS ENCUMBERED BY BUILDING RESTRICTIONS SET OUT IN SAID DEED FROM A.C. BREAST AND WIFE TO FRANK J.WADE, ALL BACK TAXES INCLUDING TAXES FOR THE YEAR 1943, TO BE PAID BY THE SELLER,

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said PETER CLERICI AND WIFE JOSEPHINE CLERICI THEIR, ..., heirs and assigns, forever, and WE do covenant with the said PETER CLERICI AND WIFE JOSEPHINE CLERICI 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, EXCEPT AS HEREIN BEFORE STATED.

And WE, THE SAID FRANK J.WADE AND WIFE ALBERTA WADE, do further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said land to the said PETER CLERICI AND WIFE JOSEPHINE CLERICI, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 19TH day of OCTOBER 1943.

Witness: FRANK J. WADE,

ALBERTA WADE,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JOE W.RIVES, a Notary Public in and for said County and State, the within-named FRANK J.WADE AND WIFE ALBERTA WADE, the bargainor S, 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 seal at Nashville, Tennessee, this 19TH day of OCTOBER, 1943.

Commission Expires JULY 7, 1947 (Seal.) JOE W.RIVES, Notary Public.

U.S.R.S.$ 55¢

Received NOVEMBER 1ST, 1943. AT 11;51 A.M.

F.C.

NUMBER 103806 RECORDED NOVEMBER 1ST, 1943.

CITIZENS REALTY COMPANY--TO-- ROBERT L. AND WIFE LILLIAN PARSONS

Book No. 1272

For and in consideration of the sum of TWO HUNDRED TWENTY -FIVE ($225.00) AND NO/100 DOLLARS, CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGES, CITIZENSS REALTY COMPANY, A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF TENNESSEE, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ROBERT L. AND WIFE LILLIAN PARSONS,THEIR, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT; BEING LOT NO.32, SECTION DD. ON THE PLAN OF FAIRVIEW ,NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY BLANCHARD AND PARRISH, SURVEYORS, AS FOLLOWS;
SAID LOT DD- 32 FRONTS 75 FEET ON THE NORTH LINE OF FAIRVIEW DRIVE, AND RUNS BACK 200 FEET ON THE EAST LINE AND 195 FEET ON THE WEST LINE TO A DEAD LINE.
THE EASTERLY LINE OF SAID LOT BEING 982 FEET FROM THE WEST LINE OF CEDAR CIRCLE, BEING PART OF THE PROPERTY CONVEYED TO CITIZENS REALTY COMPANY BY DEED FROM CUMBERLAND DEVELOPMENT COMPANY OF RECORD IN BOOK 1086, PAGE 628, REGISTER'S OFFICE FOR SAID COUNTY.
AND FOR THE CONSIDERATION AFORESAID, IT IS AGREED THAT THE FOLLOWING RESTRICTIVE COVENANTS SHALL RUN WITH SAID LAND AND BE BINDING ON THE GRANTEES AND ALL SUBSEQUENT OWNERS THEREOF UNTIL THE FIRST DAY OF JANUARY 1962, TO WIT;

FIRST: THAT SAID LAND SHALL BE USED FOR RESIDENCE PURPOSES ONLY AND NO RESIDENCE SHALL BE ERECTED ON SAID LAND COSTING LESS THAN TWO THOUSAND ($2,000.00) DOLLARS AT A REASONABLE ESTIMATE.
SECOND: THAT THE MAIN WALL OF SUCH RESIDENCE SHALL SET BACK NOT LESS THAN FIFTY FEET FROM THE STREET LINE, BUT THIS COVENANT SHALL NOT BE CONSTRUED AS PROHIBITING THE PLACEMENT OF STEPS, BAY , WINDOWS, PORTICOS, OR SUCH PROJECTION WITHIN THE SET- BACK LINE.
THIRD: THAT ALL SEWERAGE SHALL BE DISPOSED OF IN SEPTIC TANKS BUILT ACCORDING TO SPECIFICATIONS APPROVED BY THE CITY OF NASHVILLE.
FOURTH: THAT NO PERSON OF AFRICAN BLOOD OR DESCENT SHALL ACQUIRE TITLE TO SAID LAND IN FEE OR AS LESSEE OR OTHERWISE, BUT THIS COVENANT DOES NOT PRECLUDE OR PROHIBIT PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON SAID PROPERTY IN THE CAPACITY OF SERVANTS, OF OWNERS THEREOF.
FIFTH: THAT NO SPIRITOUS LIQUORS OF ANY KIND OR CHARACTER SHALL BE SOLD ON SAID PREMISES,AND NO GAMBLING HOUSE, OR ANY HOUSE FOR IMMORAL PURPOSES, OR FOR THE MAINTENANCE OF ANY NUISANCE WHATSOEVER, SHALL BE PERMITTED THEREON.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said ROBERT L. AND WIFE LILLIAN PARSONS, THEIR, ..., heirs and assigns, forever, and CITIZEN'S REALTY COMPANY DOES, ~~do~~ covenant with the said ROBERT L. AND WIFE, LILLIAN PARSONS 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 CITIZNE'S REALTY COMPANY do further covenant and bind ITSELF, ITS SUCCESSORS, heirs and representatives, to warrant and forever defend the title to said land to the said ROBERT L. AND WIFE LILLIAN PARSONS THEIR, ..., heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF SAID CITIZEN'S REALTY COMPANY HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO SUBSCRIBED BY ITS DULY AUTHORIZED OFFICERS ON THIS THE 29TH DAY OF MARCH 1943. ~~Witness hand this day of~~ (SEAL) CITIZENS'S REALTY COMPANY

~~Witness~~ ATTEST BY JAMES W. SOLLEY, PRESIDENT

WILLIAM R. SOLLEY SECRETARY

~~STATE OF KENTUCKY~~
~~STATE OF TENNESSEE, DAVIDSON COUNTY.~~

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.

Witness my hand and official seal at Nashville, Tennessee, this.....day of....., 19..

~~Commission Expires~~ (Seal.) ~~Notary Public.~~

~~U.S.R.S.$~~ STATE OF KENTUCKY-- COUNTY OF JEFFERSON,
~~Received~~ BEFORE ME MARSHALL B. HARDY, A NOTARY PUBLIC WITHIN AND FOR THE STATE AND COUNTY,AFORESAID, PERSONALLY APPEARED JAMES W. SOLLEY AND WILLIAM R.SOLLEY,WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON THEIR SEVERALS OATHS, ACKNOWLEDGED THEMSELVES TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY OF THE CITIZENS REALTY COMPANY , THE WITHIN NAMED BARGAINORS, A CORPORATION,AND THAT THEY AS SUCH PRESIDENT AND SECRETARY BEING AUTHORIZED SO DO,EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY THE SAID JAMES W.SOLLEY AS SUCH PRESIDENT AND BY AFFIXING TIS CORPORATE SEAL AND ATTESTING THE SAME BY THE SAID WILLIAM R.SOLLEY,AS SUCH SECRETARY. WITNESS MY HAND AND OFFICIAL SEAL AT OFFICE AT LOUISVILLE, KENTUCKY, ON THIS THE 29TH DAY OF MARCH 1943.
(SEAL) MARSHALL B. HARDY
MY COMMISSION EXPIRES JUNE 16,1946. ,NOTARY PUBLIC
U.S.R.S $.55¢ JEFFERSON COUNTY,KENTUCKY
RECEIVED OCTOBER 30TH,1943. AT 10;40 A.M.

F.C.