NUMBER 215 RECORDED JANUARY 21ST, 1944.

A.M.MEADOWS, ET UX. --TO-- EDWARD D. MEADOWS,

Book No. 1272

For and in consideration of the sum of ONE ($1.00) DOLLAR AND LOVE AND AFFECTION, WE, A.M. MEADOWS AND WIFE MARY MEADOWS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID EDWARD D.MEADOWS, HIS HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS NOS.7,8,9 AND 10 IN THE SUBDIVISION OF LOTS NOS. 46 AND 47, OF D.T. MCGAVOCK'S FIRST ADDITION TO NASHVILLE, TENNESSEE A PLAN OF WHICH IS OF RECORD IN PLAN BOOK 2, PAGE 99, OF THE CHANCERY COURT AT NASHVILLE.

SAID LOTS NOS.7,8.9 AND 10 FRONT 50 FEET EACH ON THE WESTERLY SIDE OF 3RD AVENUE NORTH, FORMERLY COLLEGE STREET, AND EXTEND BACK BETWEEN PARALLEL LINES 185 FEET 9 INCHES TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO A.M. MEADOWES, AND WIFE, MARY MEADOWS BY DEED FROM CHARLES FARRELL, ET UX. ET AL, OF RECORD IN BOOK 1198, PAGE 469, REGISTER'S OFFICE FOR SAID COUNTY.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said EDWARD D. MEADOWS, HIS ....., heirs and assigns, forever, and WE do covenant with the said EDWARD D.MEADOWS, 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 BY A MORTGAGE INDEBTEDNESS OF APPROXIMATELY $450.00 WHICH GRANTEE ASSUMES AND AGREES TO PAY.

And WE, A.M.MEADOWS, AND WIFE MARY MEADOWS, do further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said land to the said EDWARD D.MEADOWS, HIS ....., heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 18 day of JANUARY 1944.

Witness: THE MARK OF BOTH A.M.MEADOWS AND HIS WIFE MARY MEADOWS
MARGUERITE JONES
FRED K.JONES,

A.M. HIS X MEADOWS
MARK

MARY HER X MEADOWS
MARK

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, FRED K.JONES a Notary Public in and for said County and State, the within-named A.M. MEADOWS, AND WIFE MARY MEADOWS, 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 18 day of JANUARY, 1944.

Commission Expires JAN.10,1945. (Seal.) FRED K.JONES
Notary Public.

U.S.R.S.$ ---

Received JANUARY 20TH,1944. AT 10;30 A.M.

F.C.

NUMBER 221 RECORDED JANUARY 21ST, 1944.

REALTY SALES COMPANY, NASHVILLE, TENN. --TO-- S.A. DYER,

Book No. 1272

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 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 S.A. DYER, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;
TRACT TWENTY EIGHT (28) IN BLOCK B. OF CRITTENDEN ESTATES, A SUBDIVISION IN THE COUNTY OF DAVIDSON STATE OF TENNESSEE, A PLAT OF WHICH SUBDIVISION IS OF RECORD IN BOOK 974, PAGE 69, IN THE REGISTER'S OFFICE OF SAID COUNTY.
THE PROPERTY IS SOLD AND HEREBY CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS COVENANRS AND CONDITIONS, TO WIT;
THAT THE SAID PROPERTY SHALL NOT BE SOLD, LEASED, OR RENTED TO ANY NEGRO OR PERSON OF AFRICAN DESCENT. NO RESIDENCE SHALL BE ERECTED WITHIN (30) THIRTY FEET OF THE FRONT LINE OF SAID PROPERTY. THE PARCEL THEREOF IS RESTRICTED TO RESIDENCE PURPOSES ONLY, IT IS EXPRESSLY UNDERSTOOD THAT ANY BUILDING ERECTED UPON SAID PROPERTY SHALL BE COMPLETELY FINISHED ON THE EXTERIOR IN BRICK, STUCCO OR SIDING.
IF SIDING, IT SHALL BE PAINTED WITH NOT LESS THAN TWO COATS OF PAINT BEFORE BEING OCCUPIED, NO SHEET METAL OR CORRUGATED IRON SHALL BE USED IN CONSTRUCTIONS THEREOF
NO OUTSIDE TOILETS MAY BE ERECTED ON THE PROPERTY. NO RESIDENCE OR DWELLING HOUSE SHALL BE CONSTRUCTED UPON LOTS NOS.1 TO 42 INCLUSIVE OF BLOCK A; LOTS 1 TO 20 INCLUSIVE OF BLOCK B; LOTS 1 TO 9 INCLUSIVE, OF BLOCK F. COSTING LESS THAN $2,500.00.
NO RESIDENCE OR DWELLING HOUSE SHALL BE CONSTRUCTED UPON LOTS NOS.21 TO 40, INCLUSIVE, OF BLOCK B. LOTS NOS.1 TO 38, INCLUSIVE OF BLOCK C; LOTS NOS. 1 TO 40 INCLUSIVE OF BLOCK D; LOTS NOS. 1 TO 29, INCLUSIVE OF BLOCK E; LOTS 10,11 AND 12, OF BLOCK B. AND LOTS NOS. 1 TO 5, INCLUSIVE, OF BLOCK G. COSTING LESS, THAN $2,000.00. BUILDINGS OCSTING LESS MUST BE APPROVED BY THE SELLER OR SELLER'S ARCHITECT.
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 TWENTY YEARS FROM DATE, HEREOF.
THE UNDERSIGNED LUCY E. CRITTENDEN, EXECUTRIX OF THE ESTATE OF C.B.CRITTENDEN, DECEASED, HEREBY DECLARES THAT SHE IS THE TRUE AND LAWFUL OWNER AND HOLDER OF THE ENTIRE DEBT SECURED BY THAT CERTAIN DEED OF TRUST MADE BY WILLIAM D. DUTTON AND WIFE OF RECORD IN BOOK 829, PAGE 388, OF SAID REGISTER'S OFFICE AND FOR A VALUABLE CONSIDERATION IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED DOES HEREBY RELEASE AND DISCHARGE THE LIEN OF SAID DEED OF TRUST AS TO THE LAND HEREIN CONVEYED BUT NO FURTHER OR OTHERWISE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said S.A. DYER, HIS ....., heirs and assigns, forever, and THE REALTY SALES COMPANY DOES do covenant with the said S.A.DYER, 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 THE REALTY SALES COMPANY do further covenant and bind ITSELF ITS SUCCESSORS ASSIGNS heirs and representatives, to warrant and forever defend the title to said land to the said S.A.DYER, HIS ....., heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 10TH day of JUNE 1943.

Witness: ATTEST M.B.BROOKS SECRETARY.

(SEAL) REALTY SALES COMPANY
BY: P.P.BROOKS, PRESIDENT
BY LUCY E. CRITTENDEN
KENTUCKY JEFFERSON EXECUTRIX OF THE ESTATE OF C.B.CRITTENDEN DECEASED.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, M.C. HARVIN a Notary Public in and for said County and State, the within-named LUCY E. CRITTENDEN, EXECUTRIX OF THE ESTATE OF C.B.CRITTENDEN, DECEASED, the bargainor....., with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at LOUISVILLE KENTUCKY, this 19TH day of JUNE, 1943.

Commission Expires JAN.1,1945. (Seal.) M.C. HARVIN
Notary Public.

U.S.R.S.$ .55¢

Received STATE OF TEXAS
COUNTY OF DALLAS,

BEFORE ME M.E.GREGORY A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY, AFORESAID PERSONALLY APPEARED P.P.BROOKS AND M.B.BROOKS, WITH WHO I AM PERSONALLY ACQUAINTED AND WHO, UPON OATH ACKNOWLEDTED THEMSELVES TO BE PRESI AND SECRETARY, RESPECTIVELY OF THE REALTY SALES COMPANY, THE WITHIN NAMED BARGAIN A CORPORATION AND THAT THEY AS SUCH PRESIDENT AND SECRETARY BEING AUTHORIZED SO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY THE SAI BROOKS SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT AND THE SAI BROOKS ATTESTING THE SAME AS SECRETARY AND AFFIXING THERETO THE CORPORATE SEAL SAID REALTY SALES COMPANY. WITNESS MY HAND AND OFFICIAL SEAL AT DALLAS TEXAS TH 10TH DAY OF JUNE 1943. (SEAL)
M.E.GREGORY,
MY COMMISSION EXPIRES JUNE 1945. NOTARY PUBLIC
RECEIVED JANUARY 20TH, 1944 AT 10;50 A.M.

F.