NUMBER 8628 RECORDED JULY 10TH, 1944.

RAYON CITY DEV. CO. ---TO-- H.E. RICHARDSON, TRUSTEE.

Book No. 1290

For and in consideration of the sum of ONE HUNDRED AND NO/100 ($100.00) DOLLARS, CASH IN HAND PAID BY H.E. RICHARDSON, TRUSTEE, TO THE RAYON CITY DEVELOPMENT COMPANY, A TENNESSEE CORPORATION CHARTERED AND DOING BUSINESS UNDER THE LAWS OF THE STATE OF TENNESSEE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE THE RAYON CITY DEVELOPMENT COMPANY, A CORPORATION AS AFORESAID HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID H.E. RICHARDSON, TRUSTEE, WITH FULL POWER TO BARGAIN, SELL TRANSFER CONVEY AND MORTGAGE, IN HIS NAME AS TRUSTEE, WITHOUT THE NECESSITY OF THE JOINDER OF ANY BENEFICIARY, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;
BEING PART OF THE REALTY CONVEYED TO THE RAYON CITY DEVELOPMENT COMPANY BY THE NASH VILLE INDUSTRIAL CORPORATION, AS OF RECORD IN BOOK 735, PAGE 51, R.O.D.C. TENNESSEE WHICH LOT, HEREINAFTER DESCRIBED, IS SHOWN ON THE MAP OF THE SUBDIVISION OF RAYON CITY DEVELOPMENT COMPANY, OF RECORD IN PLAN BOOK NO.843, PAGE 13, R.O.D.C. TENN. BEING LOT NO. BEGINNING AT A POINT 500 FEET FROM THE NORTHWEST SIDE OF BRIDGEWAY AVENUE AND RUNNING 100 FT. NORTHWEST ON ROBINSON AVENUE, THENCE 31 FT. MORE OR LESS NORTHEAST TO TENNESSEE. CENTRAL RAILROAD THENCE SOUTHEAST 100 FT. THENCE SOUTHWEST 42 FT. MORE OR LESS, TO THE BEGINNING.
THIS PROPERTY IS SOLD FORBUSINESS OR RESIDENTIAL PURPOSES AND THE FOLLOWING RESTRICTIONS, COVENANTS AND CONDITIONS ARE BINDING AND OBLIGATORY UPON AND SHALL BE OBSERVED BY SAID GRANTEES, THEIR HEIRS TENANTS OR ASSIGNS, UNTIL THE 1ST DAY OF JANUARY, 1950, AND SHALL RUN WITH THE LAND(RESTRICTION NO.(D) IS A GENERAL RESTRICTION AGAINST THIS PROPERTY) AND THE SAID PROPERTY IS SO RESTRICTED IN ITS SALE PERMANENTLY.
(A) NO SWINE SHALL BEKEPT UPON THE PREMISES.
(B) THAT NEITHER THE PREMISES NOR ANY PART THEREOF, SHALL BE SOLD, ALIENED, CONVEYED OR DEVISED TO ANY PERSON OF AFRICAN BLOOD OR DESCENT NOR SHALL ANY OF THAT BLOOD OR DESCENT OWN OR ACQUIRE TITLE EITHER IN FEE OR AS TENANTS, OR ANY OTHER WAY, BUT THIS DOES NOT PRECLUDE PERSONS OF AFRICAN BLOOD FROM LIVING ON SAID PREMISES IN THE CAPACITY OF SERVANTS.
(C) IF PROPERTY IS LIMITED TO RESIDENTIAL PURPOSES NO IMPROVEMENTS SHALL BE ERECTED CLOSE THAN 30 FT. FROM THE FRONT PROPERTY LINE AND NO RESIDENCE SHALL BE ERECTED THEREON COSTING LESS FOR ACTUAL CONSTRUCTION (COST OF LOT EXCLUSIVE) THAN $2,000.00 FOR A FOUR ROOM HOUSE $2.250.00 FOR A FIVE ROOM HOUSE OR $2500.00 FOR THE CONSTRUCTION OF A SIX ROOM HOUSE OR MORE. IF PERMITTED TO BE USED FOR BUSINESS PURPOSES NO IMPROVEMENTS SHALL BE ERECTED CLOSER THAN 12 FT. FROM THE FRONT PROPERTY LINE.
(D) IF ANY PART OF THIS PROPERTY IS USED FOR BUSINESS PURPOSES, IT IS ESPECIALLY RESTRICTED THAT THERE CAN NEVER BE BUILDED THEREON AN UNDERTAKING ESTABLISHMENT OR ANY IMPROVEMENTS THEREON TO BE USED IN ANY WAY FOR AN UNDERTAKING BUSINESS-THE CONDUCTING OF AN UNDERTAKING ESTABLISHMENT ON ANY PART OF THE PROPERTY HEREIN CONVEYED AT TANY TIME BEING EXPRESSLY PROHIBITED. IF THIS PROPERTY IS USED FOR RESIDENTIAL PURPOSES BUT THROUGH ANY CIRCUMSTANCES IT SHOULD EVER BE USED FOR THE CONDUCTING OF A BUSINESS, THE TYPE OF BUSINESS HEREIN SET FORTH IS PROHIBITED FROM BEING CONDUCTED ON THE SAID PREMISES.
(E) THE PURCHASER IS NOT ENTITLED TO WATER TAP.

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.E. RICHARDSON, TRUSTEE WITH FULL POWER TO BARGIN SELL TRANSFER CONVEY AND MORTGAGE AN HIS NAME AS TRUSTEE WITHOUT THE NECESSITY OF THE JOINDER OF ANY BENEFICIARY HIS, heirs and assigns, forever, and WE, do covenant with the said H.E. RICHARDSON, TRUSTEE 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, THE RAYON CITY DEVELOPMENT COMPANY A CORPORATION do further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said land to the said H.E. RICHARDSON TRUSTEE HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness -- hand S, this 30 day of JULY 1941

Witness: (SEAL) RAYON CITY DEVELOPMENT CO.,
BY R.A. DANIEL, PRESIDENT
ATTEST: T.L.HALE, VICE PRESIDENT.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, T.H. PATTON a Notary Public in and for said County and State, the within named THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED R.A. DANIEL AND T. L. HALE, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO (PSEEP) 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 ON THIS day of THE 30 DAY OF JULY 19 41
OF OFFICE AT OLD HICKORY
Commission Expires MAY 22/45 (Seal.) T.H. PATTON Notary Public.

U.S.R.S. 55¢

Received (?) UPON THE IR SEVERAL OATHS, ACKNOWLEDGED THEMSELVES TO BE THE PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF THE RAYON CITY DEVELOPMENT COMPANY, THE WITHIN NAMED BARGAINOR, A CORPORATION, AND THAT THEY, AS SUCH PRESIDENT AND VICE PRESIDENT, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. BY SIGNING THE NAME OF THE CORPORATION BY THE SAID R.A. DANIEL AS SUCH PRESIDENT, AND BY AFFIXING THE CORPORATE SEAL AND ATTESTING THE SAME BY THE SAID T.L.HALE, AS SUCH VICE PRESIDENT.

RECEIVED JULY 10TH, 1944. AT 11;39 A.M.

F.C.

NUMBER 8631 RECORDED JULY 10TH, 1944.

JAMES WESLEY PATE JR. ET UX.--TO-- EARL E. MITCHELL ET UX.

Book No. 1290

For and in consideration of the sum of TWO THOUSAND FIVE HUNDRED AND NO/100 ($2500.00) DOLLARS CASH IN HAND PAID BY EARL E. MITCHELL AND WIFE EDNA V. MITCHELL, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. WE, JAMES WESLEY PATE JR. AND WIFE EULA PEARL PATE HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID EARL E.MITCHELL AND WIFE EDNA V.MITCHELL, 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.77 ON THE MAP OF PATTERSON'S SUBDIVISION OF MAPLEHILL, AS OF RECORD IN BOOK 332, PAGE 75, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO.77 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF PATTERSON STREET, AND RUNS BACK 165.9 FEET ON THE EAST LINE AND 166.4 FEET ON THE WEST LINE TO AN ALLEY, AND SHOWS 50 FEET ON SAID ALLEY.
BEING THE SAME PROPERTY CONVEYED TO JAMES WESLEY PATE JR. AND WIFE EULA PEARL PAGE BY DEED FROM LAURA J.COLEMAN OF RECORD IN BOOK ___ PAGE __ SAID REGISTER'S OFFICE
TAXES FOR THE YEAR 1944 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 EARL E.MITCHELL AND WIFE EDNA V.MITCHELL THEIR, heirs and assigns, forever, and WE do covenant with the said EARL E. MITCHELL AND WIFE EDNA V. MITCHELL 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 EARL E.MITCHELL AND WIFE EDNA V. MITCHELL, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands S OF this 10TH day of JULY 1944.

Witness: JAMES WESLEY PATE JR.,
EULA PEARL PAGE.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E.B.WALTON a Notary Public in and for said County and State, the within-named JAMES WESLEY PATE JR. AND WIFE EULA PEARL PATE, 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 10 day of JULY, 19 44.
Commission Expires APRIL 8, 1945. (Seal.) E.B.WALTON Notary Public.

U.S.R.S. $2.75

Received JULY 10TH, 1944. AT 11;51 A.M.

F.C.