NUMBER 13297 RECORDED OCTOBER 3RD, 1944.

R.D. STANFORD JR. TRUSTEE, ----TO--- D.H. JACKSON ET UX.

Book No. 1290

For and in consideration of the sum of $5.00 FIVE AND NO/100 DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, R.D. STANFORD JR. TRUSTEE PURSUANT TO THE POWER AND AUTHORITY IN ME VESTED BY DEED FROM J.H.CHAFFIN AND WIFE, AS OF RECORD IN BOOK 1005, PAGE 273, R.O.D.C. TENNESSEE, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID D.H.JACKSON, AND WIFE VERA YOUNG JACKSON, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

BEING LOT NUMBER 9 ON THE MAP SHOWING THE SUBDIVISION OF THE SOUTH PORTION OF RICHMOND SUBDIVISION OF RECORD IN BOOK 974, PAGE 19, R.O.D.C. TENNESSEE, SAID LOT NO.9 FRONTS 50 FEET ON THE NORTH SIDE OF CLEVELAND STREET, AND RUNS BACK BETWEEN PARALLEL LINES 130 FEET TO A DEAD LINE, AND MEASURES 50 FEET ON SAID DEAD LINE, AND BEING A PART OF THE SAME PROPERTY CONVEYED TO R.D. STANFORD JR. TRUSTEE BY DEED FROM J.H. CHAFFIN AND WIFE, AS OF RECORD IN BOOK 1005, PAGE 273, R.O.D.C. TENNESSEE

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said D.H.JACKSON AND WIFE VERA YOUNG JACKSON, THEIR, ..., heirs and assigns, forever, and I, do covenant with the said D.H.JACKSON AND WIFE VERA YOUNG JACKSON that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, -------

And I,R.D. STANFORD JR. TRUSTEE, do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said land to the said D.H.JACKSON,AND WIFE VERA YOUNG JACKSON, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 30TH day of SEPTEMBER 1944.

Witness: R.D.STANFORD JR. TRUSTEE.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, NEELY BROWN a Notary Public in and for said County and State, the within-named R.D. STANFORD JR. TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at DONELSON Nashville, Tennessee, this 30TH day of SEPTEMBER, 1944

Commission Expires 7-9-45 (Seal.) NEELY BROWN Notary Public.

U.S.R.S.$.20

Received OCTOBER 3RD,1944. AT 11;38 A.M.

P.C.

NUMBER 13289 RECORDED OCTOBER 3RD,1944.

JOHN W. ANDERSON ET UX.---TO-- JAMES HENRY KEEL ET UX.

Book No. 1290

For and in consideration of the sum of ONE & NO/100 DOLLARS CASH IN HAND PAID, AND ALL OTHER GOOD AND VALUABLE CONSIDERATIONS,THE RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGE WE, JOHN W. ANDERSON AND WIFE CLARA W.ANDERSON, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JAMES HENRY KEEL AND WIFE HATTIE KEEL THEIR, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS;

LOT NO.16 OF AN UNRECORDED PLAN IN BLOCK NO.1 OF A RECORDED PLAN IN BOOK 1130, PAGE 37,OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNE. KNOWN AS THE ANDERSON ESTATES AND BEING A PART OF THE SAME PROPERTY CONVEYED TO JOHN W. ANDERSON BY THE ANDERSON LAND & IMPROVEMENT CO., AS OF RECORD IN BOOK 1181,PATE 342, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY,TENN. SUBJECT TO THE CONDITIONS, AND RESTRICTIONS CONTAINED IN THE SAID DEED. WITH RESTRICTIONS ARE AS FOLLOWS;

NO.1, THAT THE PREMISES AND NO PART THEREOF SHALL BE SOLD, ALIENED CONVEYED OR DEVISED TO ANY PERSON OF AFRICAN BLOOD OR DESCENT AND THAT NO PERSON OF AFRICAN BLOOD OR DESCENT SHALL OWN OR ACQUIRE TITLE THERETO EITHER IN FEE OR OTHERWISE OR AS TENANTS OR LESSEES,BUT THIS CONVEYANCE DOES NOT PRECLUDE OR PROHIBIT PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON SAID PREMISES IN THE CAPACITY OF SERVANTS.

NO.2 NO DWELLING HOUSE SHALL BE CONSTRUCTED ON SAID PROPERTY AT A COST OF LESS, THAN TWO THOUSAND ($2,000.00) DOLLARS.

NO.3, THE FOREGOING STIPULATIONS COVENANTS AND CONDITIONS ARE AND SHALL BE BINDING AND OBLIGATORY UPON, AND SHALL BE OBSERVED BY THE SAID GRANTEE AND HEIRS ,DEVISEES OR ASSIGNS, UNTIL THE FIRST DAY OF JANUARY 1962, AND IT IS EXPRESSLY AGREED THAT ALL AND EVERY OF SAID STIPULATIONS COVENANTS AND CONDITIONS ATTACH TO AND RUN WITH THE LAND AND SHALL BE BINDING AND OBLIGATORY UPON ALL AND EVERY PERSON OR PERSONS WHO NOW OR THEREAFTER OWN, POSSESS, OCCUPY AND USE SAID PREMISES OR ANY PART THEREOF OR ANY BUILDING ON STRUCTURE THEREON ,UNDER ANY TENURE WHATSOEVER.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JAMES HENRY KEEL ANDHATTIE KEEL THEIR, ..., heirs and assigns, forever, and WE, do covenant with the said JAMES HENRY KEEL & HATTIE KEEL, 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 JAMES HENRY KEEL & HATTIE KEEL THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 5TH day of AUGUST 1943.

Witness: JOHN W. ANDERSON

CLARA W. ANDERSON

STATE OF TENNESSEE, DAVIDSON HUMPHREYS COUNTY.

Personally appeared before me, ALLEN MURPHREE a Notary Public in and for said County and State, the within-named JOHN W. ANDERSON & CLARA W. ANDERSON, 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 SYCAMORE LANDING Nashville, Tennessee, this 5TH day of AUGUST, 1943.

Commission Expires --- (Seal.) ALLEN MURPHREE, Notary Public.

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

Received OCTOBER 3RD,1944. AT 11;30 AM.

P.C.