NUMBER 14092 RECORDED OCTOBER 17TH, 1944.

C.W.CONE, ET UX; ----------TO------ R.E.CONE, ET UX.

Book No. 1290

For and in consideration of the sum of EIGHT THOUSAND AND NO/100 ($8,000.00) DOLLARS, CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, C.W.CONE AND WIFE SUE GRAND CONE, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID R.E.CONE, AND WIFE ALEYNE CONE, THEIR, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE EASTERLY MARGIN OF UNIVERSITY STREET, WITH THE SOUTHERLY MARGIN OF LAFAYETTE STREET; RUNNING THENCE EASTWARDLY WITH THE SOUTHERLY MARGIN OF LAFAYETTE STREET 79 FEET THENCE SOUTHWARDLY 69½ FEET TO A POINT ON THE EASTERLY MARGIN OF UNIVERSITY STREET, THENCE NORTHWARDLY WITH THE EASTERLY MARGIN OF UNIVERSITY STREET, 109 FEET TO THE BEGINNING.

AND BEING THE SAME PROPERTY CONVEYED TO C.W.CONE BY RUDOLF HOSTETTLER AND WIFE ANNA HOSTETTLER BY DEED OF RECORD IN BOOK 55, PAGE 544, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, 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 R.E.CONE AND WIFE ALEYNE CONE THEIR, ..., heirs and assigns, forever, and WE do covenant with the said R.E.CONE AND WIFE ALEYNE CONE 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 R.E.CONE AND WIFE ALEYNE CONE THEIR ....., heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand, this 18 day of MAY 1944.

Witness: C.W.CONE,

SUE GRAND CONE,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, STANLEY CORTNER, a Notary Public in and for said County and State, the within-named C.W.CONE AND WIFE SUE GRAND CONE, 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 MAY, 1944.

Commission Expires OCT. 12, 1946. (Seal) STANLEY CORTNER, Notary Public.

U.S.R.S.$ 8.80

Received OCTOBER 16TH, 1944. AT 3;55 P.M.

F.C.

NUMBER 14118 RE-RECORDED OCTOBER 17TH, 1944.

UNION PLANTERS NATL BK & TRUST CO. --TO-- H.A.BAINS, AND MILBURN K.NOELL EXECUTORS

Book No. 1290

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, WE, UNION PLANTERS NATIONAL BANK AND TRUST COMPANY AND MILBURN K. NOELL, EXECUTORS OF THE ESTATE OF WILLIAM BATE WILLIAMS DECEASED, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID H.A.BAINS, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

TRACT SIXTY (60) BLOCK C. OF SUNNYMEADE ESTATES, A SUBDIVISION IN THE COUNTY OF DAVIDSON STATE, OF TENNESSEE, A PLAT OF WHICH SUBDIVISION IS OF RECORD IN BOOK 974, PAGES 56 AND 57, REGISTER'S OFFICE OF SAID COUNTY.

THE PROPERTY IS SOLD AND HEREBY CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS TO WIT;

(A) THAT NO LOT OR LOTS SHALL BE SOLD ALIENED LEASED OR RENTED TO ANY NEGRO OR PERSON OF AFRICAN DESCENT, NOR SHALL ANY SUCH LOTS BE OCCUPIED BY NEGRO OR PERSON OF AFRICAN DESCENT EXCEPT IN THE CAPACITY OF SERVANT.
(B) NO RESIDENCE OR OTHER BUILDING SHALL BE ERECTED WITHIN THIRTY FEET OF THE FRON, LINE OF ANY OF SAID LOTS EXCEPT AS HEREINAFTER EXPRESSLY PROVIDED.
(C) EACH AND EVERY LOT IN SAID SUB- DIVISION SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES EXCEPT AS HEREINAFTER EXPRESSLY PROVIDED.
(D) NO RESIDENCE SHALL BE CONSTRUCTED ON ANY OF SAID LOTS COSTING LESS THAN $2,500.00 UNLESS THE SAID WILLIAM BATE WILLIAMS AGREES TO SAME IN WRINTING AND THE PLANS THEREFOR HAVE BEEN APPROVED IN WRITING BY HIS ARCHITECT.
(E) ANY BUILDING ERECTED ON ANY OF SAID LOTS SHALL BE COMPLETELY FINISHED ON THE EXTERIOR IN STONE BRICK, STUCCO OR WEATHERBOARDING AND IF WEATHERBOARDING THE BUILDING SHALL BE PAINTED WITH NOT LESS THAN TWO COATS OF PAINT BEFORE OCCUPIED.
(F) NO OUTSIDE TOILETS MAY BE ERECTED OR MAINTAINED ON ANY LOT.
(G) ANY AND ALL RESIDENCES OR DWELLING HOUSES ERECTED ON EACH AND ALL OF SAID LOTS SHALL CONTAIN NOT LESS THAN 850 SQUARE FEET OF FLOOR SPACE AND NO SHEET METAL OR CORRUGATED IRON SHALL BE USED ON ANY DWELLING OR BUILDING CONSTRUCTED ON ANY OF SAID LOTS.
(H) LOTS IN SAID SUB- DIVISION FRONTING ON GALLATIN PIKE MAY BE USED FOR EITHER BUSINESS OR RESIDENTIAL PURPOSES AND RESTRICTIONS "B" AND "C" HEREIN SHALL NOT APPLY TO ANY LOT OR LOTS SO FRONTING ON GALLATIN PIKE.

ALL THE FOREGOING TESTRICTIONS COVENANTS OBLIGATIONS RIGHTS AND POWERS SHALL BE COVENANTS RUNNING WITH THE LAND BINDING UPON EACH AND EVERY LOT IN SAID SUBDIVISION AND ALSO BINDING UPON AND ACCRUING TO EACH AND EVERY OWNER OR OWNERS OF ANY OF SUCH LOTS HEREAFTER ACQUIRING TITLE THERETO FOR A PERIOD OF TWENTY YEARS FROM THE DATE HEREOF.

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.A.BAINS, HIS ....., heirs and assigns, forever, and UNION PLANTERS NATL BK & TR.CO. AND MILBURN K.NOELL EXECUTORS do covenant with the said H.A. BAINS, that THEY ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, THE COVENANTS WARRANTY HEREIN CONTAINED ARE MADE BY THE GRANTORS IN THEIR RESPECTIVE CAPACITIES AS SUCH EXECUTORS, AND SHALL NOT IMPOSE ANY PERSONAL LIABILITY UPONTHEM INDIVIDUALLY.

And UNION PLANTERS NATL BANK & TRUST CO. &MILBURN K.NOELL, EXECUTORS, do further covenant and bind THEMSELVES THEIR SUCCESSORS, -----heirs and representatives, to warrant and forever defend the title to said land to the said H.A. BAINS, HIS heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hands, this 28 day of FEBRUARY 1944.

Witness:- ATTEST E.J.HOUSE (SEAL) SECRETARY

UNION PLANTERS NATIONAL BANK & TRUST CO.
BY: R.J.MCELROY, VICE PRESIDENT

BY: MILBURN K.NOELL
MILBURN K.NOELL
EXECUTORS OF THE ESTATE OF WILLIAM BATE WILLIAMS DECEASED.

STATE OF TENNESSEE, SHELBY COUNTY.

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within-named MILBURN K.NOELL ONE OF THE ..... the bargainor S, 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 MEMPHIS Tennessee, this 12TH day of OCTOBER, 1944.

Commission Expires JULY 10, 1945. (Seal) JOE WALPOLE, Notary Public.

U.S.R.S.$ 55¢

Received: STATE OF TENNESSEE:
COUNTY OF SHELBY

BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE AT MEMPHIS DULY COMMISSIONED AND QUALFIED PERSONALLY APPEARED R.J.MCELROY AND E.J.HOUSE, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON THEIR SEVERAL OATHS, ACKNOWLEDGED THEMSELVES TO BE RESPECTIVELY THE VICE PRESIDENT AND THE SECRETARY, OF THE UNION PLANTERS NATIONAL BANK AND TRUST COMPANY WITH WITHIN NAMED BARGAINOR A CORPORATION; AND THAT THEY AS SUCH VICE PRESIDENT AND SECRETARY BEING DULY AUTHORIZED SO TO DO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY THE SAID R.J.MCELROY SUBSCRIBING THERETO THE NAME OF THE CORPORATION BYHIMSELF AS SUCH VICE PRESIDENT AND BY THE SAID E.J.HOUSE AFFIXING AND ATTESTING THEREON THE CORPORATION SEAL.
WITNESS MY HAND AND NOTARIAL SEAL AT MY OFFICE IN SAID SHELBY COUNTY, AT MEMPHIS THE 28 DAY OF FEBRUARY 1944. (SEAL) JOE WALPOLE, NOTARY PUBLIC. COMMISSION EXPIRES
RECEIVED OCTOBER 17TH, 1944. RE- RECORDED AS OF BOOK 1194 PAGE 690 7/10/45 F.C.
AT 1:35 P.M.