J.W. BRITTIAN AND WIFE,LENA BRITTIAN. HAVE BARGAINED AND SOLD AND BY THESE PRES ENTS DO TRANSFER AND CONVEY UNTO THE SAID MRS. FRANCES BRITTIAN CARTER, ALL OUR RIGHT, TITLE AND INTEREST IN AND TO A A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

BEING LOT NO.25 ON THE MAP OF S.R. SANFORDS SUBDIVISION , AS OF RECORD IN BOOK 161, PAGE 122, R.O.D.C. TENNESSEE.

SAID LOT NO.25 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF CAPERS AVENUE OR STREET AND RUNS BACK BETWEEN PARALLEL LINES 160.8 FEET MORE OR LESS TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MRS. MAGGIE M.CARMACK BY DEED FROM FRANCES HARWELL, AS OF RECORD IN BOOK 1109, PAGE 515, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

AND ALSO BEING THE SAME PROPERTY DEVISED BY WILL OF MRS. MARGARET B.(MAGGIE M.) CARMACK OF RECORD IN WILL BOOK ___ PAGE ___ COUNTY COURT CLERK'S OFFICE OF DAVIDSON COUNTY,TENNESSEE. THE SAID J.W. BRITTIAN MAY HAVE HAD AN INTEREST IN SAID PROPERTY ALONG WITH THE DECEASED, MRS. MAGGIE M. CARMACK, BY REASON OF CERTAIN FUNDS HAVING BEEN USED IN THE PURCHASE OF SAID PROPERTY AND THIS DEED IS TO QUIT CLAIM AND RELEASE ANY INTEREST OF ANY NATURE 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 MRS FRANCES BRITTIAN CARTER. HER HEIRS AND ASSIGNS, FOREVER.

WITNESS OUR HANDS THIS 9 DAY OF APRIL 1945

J.W.BRITTAIN

LENA BRITTAIN

STATE OF TENNESSEE.
RUTHERFORD COUNTY

PERSONALLY APPEARED BEFORE ME MAMIE MADDUX, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED J.W.BRITTIAN AND WIFE LENA BRITTIAN THE BARGAINORS, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PUR POSES THERE IN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT SMYRNA .TENNESSEE, THIS 9 DAY OF APRIL 1945.

(SEAL)

MAMIE MADDUX,

NOTARY PUBLIC

COMMISSION EXPIRES JAN.10,1949

RECEIVED MAY 22ND, 1945.AT 3;32 P.M.

NUMBER 26844 RECORDED MAY 25TH,1945.

ROYAL OAK LAND CO.
TO DEED
NATHAN HALPERN

DEED

FOR AND IN CONSIDERATION OF THE SUM OF $1.00 CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, ROYAL OAKS LAND COMPANY A TENNESSEE.

F.C.

CORPORATION, HAS THIS DAY BARGAINED SOLD, TRANSFERRED AND CONVEY, AND BY THESE PRESENTS DOES HEREBY BARGAIN SELL, TRANSFER AND CONVEY UNTO NATHAN HALPERN AND WIFE ETHEL HALPERN, A CERTAIN LOT OR PARCEL OF LAND IN THE 7TH CIVIL DISTRICT OF DAVIDSON COUNTY,TENNESSEE, DESCRIBED AS FOLLOWS;

BEING LOT '185-A IN A RESUBDIVISION OF PARTS OF ROYAL OAKS SUB DIVISION DATED APRIL 26, 1936, AND RECORDED IN BOOK 974, PAGE 4 AND 5 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

SAID LOT NO.185- A FRONTS 100 FEET ON THE EAST SIDE OF WEST VIEW AVENUE AND RUNS BACK EASTWARDLY BETWEEN PARALLEL LINES 300 FEET MORE OR LESS, TO A DEAD LINE , AND BEING A PART OF THE SAME PROPERTY CONVEYED TO ROYAL OAKS LAND COM PANY BY DEED OF RECORD IN BOOK ___ PAGE __ RODC TENNESSEE.

THE AFORESAID LOT IS C NVEYED SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS, TO WIT;

IST. THAT NO BILL BOARD,SHOP, STORE, FACTORY BUSINESS HOUSE, HOS PITAL , ASYLUM, OR INSTITUTION OF LIKE OR KINDRED NATURE, AND NO CHARITABLE INSTITUTION, SHALL BE ERECTED OR MAINTAINED ON THE PREMISES HEREIN CONVEYED BUT THE SAID PREMISES SHALL BE OCCUPIED AND USED FOR RESIDENCE PURPOSES ONLY AND NOT OTHERWISE; AND

2ND, THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED OR KEPT ON SAID LAND COSTING LESS THAN $7,500.00 UNDER REASONABLE ESTIMATE; AND,

3RD, THAT NO RESIDENCE OR DWELLING HOUSE OR OTHER STRUCTURE SHALL BE ERECTED ON SAID LAND WHOLLY OR PARTLY , WITHIN 70 FEET OF THE FRONT LINE OF THE STREET OR AVENUE ON WHICH SAID LAND FRONTS; AND,

4TH: THAT NO PRIVY SHALL BE BUILT ON SAID LAND EXCEPT IT BE LOCATED IN SOME BUILDING WHICH WILL CONCEAL ITS IDENTITY; AND,

5TH: THAT NO RESIDENCE SHALL BE BUILT ON A LOT FRONTING LESS THAN 100 FEET, AND SUCH RESIDENCE MUST FACE THE STREET ON WHICH THE LOT FRONTS, AND,

6TH: THAT NO SWINE SHALL BE KEPT ON SAID PREMISES,AND NO NUISANCE OF ANY KIND SHALL BE MAINTAINED OR ALLOWED THEREON, NOR ANY USE THEREOF MADE OR PERMITTED WHICH SHALL BE OBNOXIOUS TO HEALTH; AND,

7TH: THAT NEITHER SAID LAND NOR ANY PART THEREOF SHALL BE SOLD ALIENED,CONVEYED OR DEVISED TO ANY PERSON OR PERSONS 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 COVENANT DOES NOT PRECLUDE OR PROHIBIT PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON SAID LAND IN THE CAPACITY OF SERVANTS; AND,

8TH THAT SAID CONVEYEE HEREIN SHALL HAVE THE RIGHT WITHIN THREE YEARS FROMDATE TO BUY ONE TAP ON WATER LINES OF THE ROYAL OAKS LAND COMPANY FOR THE SUM OF $100.00 CASH AND THEY OR THEIR HEIRS AND ASSIGNS, SHALL PAY A PUMPING CHARGE OF $1.00 PER MONTH ON EACH TAP TO THE HILLSBORO WATER COM PANY, ITS SUCCESSORS AND ASSIGNS, IN ACCORD WITH A CONTRACT ENTERED INTO BY AND BETWEEN THE J.E.WEBB PIPE LINE COMPANY AND THE ROYAL OAKS LAND COMPANY DATED JULY 22, 1933, AND REGISTERED IN BOOK 924, PAGE 24, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE, TO WHICH REFERENCE IS MADE,AND,

F.C