Book No. 1339

For and in consideration of the sum of NINE HUNDRED FIFTY & 00/100 ($950.00) DOLLARS CASH IN HAND PAID BY WILLIS DUNN AND WIFE, FLORIDA DUNN, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, ROSA YEATMAN, A WIDOW, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID WILLIS DUNN AND WIFE, FLORIDA DUNN, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIVED AS FOLLOWS, TO WIT:

A SMALL TRACT OF LAND IN THE 11TH, FORMERLY 19TH, CIVIL DISTRICT OF SAID COUNTY, BEING THE EAST PART OF LOT NO. 4 IN THE SUBDIVISION OF THE THADEUS LOVE TRACT OF LAND, OF RECORD IN PLAN BOOK 2, PAGE 106, OF THE CHANCERY COURT AT NASHVILLE, AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF A ROAD AT THE CORNER OF LOTS NOS. 2 AND 4: THENCE WITH THE CENTER OF SAID ROAD NORTH 89½° WEST 11.8 POLES, MORE OR LESS TO THE NORTHEAST CORNER OF THE WEST PART OF SAID LOT NO. 4, NOW OWNED BY THE ESTATE OF G. W. WINTERS, DECEASED; THENCE WITH SAID WINTERS' EAST LINE SOUTH 9-3/4° WEST TO THE LINE BETWEEN LOTS NOS. 4 AND 5; THENCE WITH SAID LINE SOUTH 88° EAST 11.8 POLES MORE OR LESS TO THE WEST LINE OF LOT NO. 2; THENCE WITH SAID LINE NORTH 9-3/4° EAST 29.75 POLES TO THE BEGINNING.

BEING PROPERTY DEVISED TO ROSA YEATMAN UNDER THE WILL OF ED YEATMAN, DECEASED, OF RECORD IN WILL BOOK 55, PAGE 369, OF THE COUNTY COURT 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 WILLIS DUNN AND WIFE, FLORIDA DUNN, THEIR, heirs and assigns, forever, and I do covenant with the said WILLIS DUNN AND WIFE, FLORIDA DUNN that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said WILLIS DUNN AND WIFE, FLORIDA DUNN, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 19TH day of JULY 19 45

ROSA YEATMAN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LELA RICHARDSON a Notary Public in and for said County and State, the within-named ROSA YEATMAN, A WIDOW the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And X wife of the said X, having appeared before me privately and apart from X husband, the said X acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 21ST day of JULY, 19 45

Commission Expires 4 day of APRIL, 1948 (Seal) LELA RICHARDSON Notary Public.

U.S.R.S. $1.10

RECEIVED JULY 23, 1945 AT 3:12 P.M.

Book No. 1339

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; I, ALBERT DULING, TRUSTEE, PURSUANT TO THE AUTHORITY VESTED IN ME BY THE TRUST, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ELSIE M. ELAM HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 5, BLOCK D, OF WOODLAWN ESTATES, A SUB-DIVISION IN THE COUNTY OF DAVIDSON STATE OF TENNESSEE, A PLAT OF WHICH SUB-DIVISION IS OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE OF SAID COUNTY.

THE PROPERTY IS SOLD AND HEREBY CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, 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 TWENTY-FIVE (25) FEET OF THE FRONT LINE OF SAID PROPERTY. THE SAID SUB-DIVISION OF WHICH THE ABOVE DESCRIBED PROPERTY IS A PART AND PARCEL THEREOF, IS RESTRICTED TO RESIDENCE PURPOSES ONLY, EXCEPTING LOTS FRONTING ON GALLATIN PIKE OR ANDERSON LANE, UPON WHICH EITHER RESIDENCES OR BUSINESS STORES MAY BE CONSTRUCTED. RESIDENCES ERECTED UPON SAID PROPERTY SHALL CONTAIN NOT LESS THAN 450 SQUARE FEET OF FLOOR SPACE, AND NO SHEET METAL OR CORRUGATED IRON SHALL BE USED IN CONSTRUCTION THEREOF. 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 OUTSIDE TIOLETS MAY BE ERECTED ON THE PROPERTY. PLANS FOR ANY BUILDING TO BE CONSTRUCTED ON SAID PROPERTY, COSTING LESS THAN $1,000.00 MUST BE APPROVED BY THE SELLER OR SELLER'S ARCHITECT. THE FOREGOING STIPULATIONS, COVENANTS AND CONDITIONS ARE AND SHALL BE BINDING AND OBLIGATORY UPON THE GRANTEE, HIS HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS AND IT SHALL BE AGREED THAT EACH AND ALL OF SAID STIPULATIONS, COVENANTS AND CONDITIONS SHALL ATTACH TO AND RUN WITH THE LAND AND SHALL BE BINDING AND OBLIBATORY UPON EACH AND EVERY PURCHASER WHO MAY NOW OR HEREAFTER OWN, POSSESS, OCCUPY OR USE SAID PREMISES, OR ANY PART THEREOF, ALSO ANY BUILDING OR STRUCTURE THEREON UNDER ANY TENURE WHATSOEVER FOR A PERIOD OF FIFTY YEARS FROM 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 ELSIE M. ELAM HER, heirs and assigns, forever, and I do covenant with the said ELSIE M. ELAM that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said ELSIE M. ELAM, HER heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 11 day of DECEMBER 19 37

ALBERT DULING TRUSTEE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ROBBIE GARY a Notary Public in and for said County and State, the within-named ALBERT DULING, TRUSTEE the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

And X wife of the said X, having appeared before me privately and apart from X husband, the said X acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of DECEMBER, 19 37

Commission Expires 10 day of JAN, 1939 (Seal) BOBBIE GARY Notary Public.

U.S.R.S. 50¢

RECEIVED JULY 23, 1945 AT 12:25 P.M.