NUMBER 68815 RECORDED AUG. 23, 1946

J. A. STROTHER ET UX TO C. B. WALKER ET UX

Book No. 1385

For and in consideration of the sum of $10.00 TEN AND NO/100 DOLLARS CASH IN HAND PAID, AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J. A. STROTHER AND WIFE, NELLIE MAY STROTHER HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID C. B. WALKER AND WIFE, MARTHA J. WALKER, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING THE WESTERLY 50 FEET OF LOT NO. 137 ON THE MAP OF INGLEWOOD PLACE, AS OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 137 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF HOWARD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 205 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO J. A. STROTHER AND WIFE, NELLIE MAY STROTHER, BY DEED FROM W. J. ROBERTSON AND WIFE, OF RECORD IN BOOK 1235, PAGE 203, SAID REGISTER'S OFFICE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said C. B. WALKER AND WIFE, MARTHA J. WALKER.

THEIR, heirs and assigns, forever, and WE do covenant with the said C. B. WALKER AND WIFE, MARTHA J. WALKER that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. EXCEPT TAXES FOR 1946, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEES.

And WE, J. A. STROTHER AND WIFE, NELLIE MAY STROTHER do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said C. B. WALKER AND WIFE, MARTHA J. WALKER, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 9TH day of AUGUST 1946

J. A. STROTHER

NELLIE MAY STRATHER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MYRTLE DAVIS a Notary Public in and for said County and State, the within-named J. A. STROTHER AND WIFE, NELLIE MAY STROTHER 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 14TH day of AUGUST, 1946

Commission Expires 6 day of OCT, 1949 (Seal) MYRTLE DAVIS Notary Public.

U.S.R.S. 10.45

Received AUG. 23, 1946 AT 9:25 A.M.

EK

F.C.

NUMBER 68710 RECORDED AUG. 23, 1946

HENRIETTA FLY---TO---C.H.ROBINSON

Book No. 1385

For and in consideration of the sum of THREE HUNDRED FIFTY AND NO/100---($350.00)DOLLARS, CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, HENRIETTA FLY, HAVE THIS DAY BARGAINED AND SOLD, AND DO, HEREBY, TRANSFER AND CONVEY UNTO C.H. ROBINSON THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND, LOCATED IN DAVIDSON COUNTY, TENNESSEE AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING LOT #20, SECTION AA ON THE PLAN OF FAIRVIEW NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY BY BLANCHARD AND PARRISH, SURVEYORS AS FOLLOWS: SAID LOT #20 FRONTS 100 FEET ON THE EASTERLY SIDE OF MEADOW ROAD AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO THE WEST LINE OF LOT #2; THE SOUTHERLY LINE OF SAID LOT BEING 100 FEET NORTHERLY FROM AND PARALLEL WITH WEST HAMILTON ROAD.

BEING PART OF THE PROPERTY CONVEYED TO CITIZENS REALTY COMPANY BY DEED FROM CUMBERLAND DEVELOPMENT COMPANY OF RECORD IN DEED BOOK 1086, PAGE 628, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; AND BEING THE SAME TRACT OR PARCEL OF LAND CONVEYED TO ME BY THE CITIZENS REALTY CO. BY DEED DATED SEPTEMBER 30, 1940, AND OF RECORD IN DEED BOOK 1142, PAGE 386, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

AND FOR THE CONSIDERATION AFORESAID, IT IS AGREED THAT THE FOLLOWING RESTRICTIVE COVENANTS SHALL RUN WITH SAID LAND AND BE BINDING UPON THE GRANTEES AND ALL SUBSEQUENT OWNERS THEREOF UNTIL THE FIRST DAY OF JANUARY 1962, TO-WIT:

FIRST: THAT SAID LAND SHALL BE USED FOR RESIDENCE PURPOSES ONLY AND NO RESIDENCE SHALL BE ERECTED ON SAID LAND COSTING LESS THAN $2,000.00 AT A REASONABLE ESTIMATE.

SECOND: THAT THE MAIN WALL OF SUCH RESIDENCE SHALL SET BACK NOT LESS THAN FIFTY FEET FROM THE STREET LINE; BUT THIS COVENANT SHALL NOT BE CONSTRUED AS PROHIBITING THE PLACEMENT OF STEPS, BAY WINDOWS, PORTICOS, OR SUCH PROJECTION WITHIN THE SET-BACK LINE.

THIRD: THAT ALL SEWERAGE SHALL BE DISPOSED OF IN SEPTIC TANKS BUILT ACCORDING TO SPECIFICATIONS APPROVED BY THE CITY OF NASHVILLE.

FOURTH: THAT NO PERSON OF AFRICAN BLOOD OR DESCENT SHALL ACQUIRE TITLE TO SAID LAND IN FEE OR AS LESSEE OR OTHERWISE, BUT THIS COVENANT DOES NOT PRECLUDE OR PROHIBIT PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON SAID PROPERTY IN THE CAPACITY OF SERVANTS OF OWNERS THEREOF. FIFTH: THAT NO SPIRITOUS LIQUORS OF ANY KIND OR CHARACTER SHALL BE SOLD ON SAID PREMISES, AND NO GAMBLING HOUSE, OR ANY HOUSE FOR IMMORAL PURPOSES OR FOR

To have and to hold the above described tract or parcel of land, with the appurtenances, estate title and interest thereto belonging unto the said C.H.Robinson his-heirs-and-assign- HIS, heirs and assigns, forever, and I do covenant with the said C.H. ROBINSON TRACT OR PARCEL OF LAND, HAVE A PERFECT RIGHT TO SELL AND that I AM lawfully seized and possessed of said land in fee simple, have a perfect right to convey it, and the same is unencumbered. EXCEPT FOR THE 1946 TAXES, WHICH THE PURCHASER ASSUMES.

I, MYSELF AND MY LEGAL heirs and representatives, to forever warrant and defend the title to said TRACT OR PARCEL OF LAND UNTO THE SAID C. H. ROBINSON, HIS heirs and assigns, against the lawful claims of all persons whomsoever.

THIS 3RD DAY OF AUGUST, 1946. HENRIETTA FLY.

Witness my hand, this day of 19

HICKMAN,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, CLAUDE B. STEPHENSON, a Notary Public in and for said County and State, the within-named THE ABOVE NAMED STATE AND COUNTY, HENRIETTA FLY, the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained. EXPRESS & CONTAINED.

DEED

OFFICE IN CENTERVILLE,

Witness my hand and official seal at Nashville, Tennessee, this THE 3RD day of AUGUST, 1946

Commission Expires 7 day of OCT, 1947 (Seal) CLAUDE B. STEPHENSON Notary Public.

U.S.R.S.

*THE MAINTENANCE OF ANY NUISANCE WHATSOEVER SHALL BE PERMITTED THEREON.

U.S.R.S.$0;55

RECEIVED. AUG. 22, 1946 AT 9;05 A.M.AC.