NUMBER 75504 RECORDED OCTOBER 28, 1946

ERNEST MATTHEWS, ET UX TO OTHO N. WILLIAMS, ET UX.

Book No. 1422

For and in consideration of the sum of TEN AND NO/100 DOLLARS CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ERNEST MATTHEWS AND WIFE, RUBY MATTHEWS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID OTHO N. WILLIAMS AND WIFE, SARAH A. WILLIAMS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT TWENTY-TWO (22), BLOCK C, OF CRITTENDEN ESTATES, A SUBDIVISION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, A PLAT OF WHICH SUBDIVISION IS OF RECORD IN BOOK 974, PAGE 69, IN THE REGISTER'S OFFICE OF SAID COUNTY.

THE PROPERTY IS SOLD AND HEREBY CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, COVENANTS AND CONDITIONS, 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 (30) THIRTY FEET OF THE FRONT LINE OF SAID PROPERTY. THE SAID SUBDIVISION OF WHICH THE ABOVE DESCRIBED PROPERTY IS A PART AND PARCEL THEREOF IS RESTRICTED TO RESIDENCE PURPOSES ONLY. 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 SHEET METAL OR CORRUGATED IRON SHALL BE USED IN CONSTRUCTION THEREOF. NO OUTSIDE TOILETS MAY BE ERECTED ON THE PROPERTY. NO RESIDENCE OR DWELLING HOUSE SHALL BE CONSTRUCTED UPON LOTS NOS. 1 TO 42, INCLUSIVE, OF BLOCK A; LOTS NOS. 1 TO 20, INCLUSIVE OF BLOCK B; LOTS 1 TO 9, INCLUSIVE, OF BLOCK F COSTING LESS THAN $2,500.00.

NO RESIDENCE OR DWELLING HOUSE SHALL BE CONSTRUCTED UPON LOTS NOS. 21 TO 40, INCLUSIVE, OF BLOCK B; LOTS NOS. 1 TO 38, INCLUSIVE, OF BLOCK C; LOTS NOS. 1 TO 40, INCLUSIVE, OF BLOCK D; LOTS NOS. 1 TO 29, INCLUSIVE, OF BLOCK E; LOTS NOS. 10, 11, AND 12, OF BLOCK F; AND LOTS NOS. 1 TO 5, INCLUSIVE, OF BLOCK G COSTING LESS THAN $2,000.00. BUILDING COSTING LESS MUST BE APPROVED BY THE SELLER OR SELLER'S ARCHITECT.

THE COVENANTS AND RESTRICTIONS HEREIN PROVIDED SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE PRESENT AND SUBSEQUENT OWNERS OF EACH OF SAID LOTS FOR A PERIOD OF TWENTY YEARS FROM DATE HEREOF.

BEING THE SAME PROPERTY HERETOFORE CONVEYED TO THE SAID ERNEST MATTHEWS AND WIFE, RUBY MATTHEWS, FROM REALTY SALES COMPANY, ET AL, UNDER WARRANTY DEED DATED MAY 1, 1943, OR RECORD IN BOOK NO._____, PAGE_____, IN THE REGISTER'S OFFICE OF 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 OTHO E. WILLIAMS AND WIFE, SARAH A. WILLIAMS THEIR, heirs and assigns, forever, and WE do covenant with the said OTHO E. WILLIAMS AND WIFE, SARAH A. WILLIAMS 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.

And WE, ERNEST MATTHEWS AND WIFE, RUBY MATTHEWS do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said OTHO N. WILLIAMS AND WIFE, SARAH A. WILLIAMS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 26 day of OCTOBER 1946

ERNEST MATTHEWS

RUBY MATTHEWS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W. H. LANDIS a Notary Public in and for said County and State, the within-named ERNEST MATTHEWS AND WIFE, RUBY MATTHEWS the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And X wife of the said X, having appeared before me privately and apart from 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~~ MADISON, Tennessee, this 26 day of OCTOBER, 1946

Commission Expires 11 day of JULY, 1950 (Seal) W. H. LANDIS Notary Public.

U.S.R.S. 0.55¢

RECEIVED OCTOBER 28, 1946 AT 9:31 A.M.

J.S.

NUMBER 75510 RECORDED OCT 28, 1946 M.T. GOSSETT TO J.DOUGLAS WRIGHT

Book No. 1422

For and in consideration of the sum of 5.00 FIVE DOLLARS & NO/100 - - - - DOLLARS CASH IN HAND PAID, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS ALSO ACKNOWLEDGED,

I, M.T. GOSSETT, UNMARRIED, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J.DOUGLAS WRIGHT AND WIFE, WILLIMAE WRIGHT, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A TRACT OF LAND IN THE 6TH, FORMERLY 9TH, DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE LANDS FORMERLY BELONGING TO THE ESTATE OF JOHN KIRKMAN, DECEASED, AS SHOWN BY PLAN IN BOOK 37, PAGE 411, OF THE REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF MURFREESBORO PIKE OR LAFAYETTE STREET AS ORIGINALLY LOCATED, 375 FEET EAST FROM THE RIGHT OF WAY OF THE TENNESSEE CENTRAL RAILROAD AND BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO W.K. DAVENPORT BY DEED FROM WILLIS VICK AND WIFE, OF RECORD IN BOOK 1341 PAGE 145, AND RUNNING THENCE EASTERLY WITH THE SOUTHERLY MARGIN OF SAID PIKE OR STREET 150 FEET; THENCE SOUTH 3½° WEST 150 FEET; WESTERLY 150 FEET TO SAID DAVENPORT'S SOUTHEAST CORNER; THENCE WITH HIS EAST LINE NORTH 3½° EAST 150 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO M.T. GOSSETT BY DEED FROM NASHVILLE TRUST CO., TRUSTEE, OF RECORD IN BOOK 1139 PAGE 170, 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 J.DOUGLAS WRIGHT AND WIFE, WILLIMAE WRIGHT, THEIR heirs and assigns, forever, and I do covenant with the said J.DOUGLAS WRIGHT AND WIFE, WILLIMAE WRIGHT 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.

EXCEPT TAXES FOR THE YEAR 1946 WHICH HAVE BEEN PRORATED AS OF DATE HEREOF AND ARE HEREBY ASSUMED BY THE PURCHASER.

And I, M.T. GOSSETT, UNMARRIED do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to the said land to the said J.DOUGLAS WRIGHT AND WIFE, WILLIEMAE WRIGHT, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 23RD day of OCTOBER 1946.

M.T. GOSSETT

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JESSIE B. OVERTON a Notary Public in and for said County and State, the within-named M.T. GOSSETT the bargainor S, with whom I am personally acquainted, and who acknowledged that HE HAS executed the within instrument for the purposes therein contained.

And X wife of the said X, having appeared before me privately and apart from husband, the said X acknowledged the execution of the said instrument to have been done by X 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 23RD day of OCTOBER, 1946.

Commission Expires 12 day of OCTOBER, 1950 (Seal) JESSIE B. OVERTON Notary Public

U.S.R.S.¢8.25

REC'D OCT 28, 1946 AT 9:55 A.M. CM