

1st day of each Month thereafter, the fifteenth and last note, being for the sum of \$500.00 and due July 1st 1918. The said deed provided that if any of said notes, be unpaid, two Months after maturity, all of said notes should become due, and the lawful owner of said notes, then unpaid, should have the power to advertise, once a week for three weeks, and sell said property, at the Courthouse Door in Nashville, to the highest bidder for cash, free from the right of redemption, dower, homestead and all other exemptions, and that if the owner of said notes, should become the purchaser of the said property at such sale, the person holding the office of the County Court Clerk of Davidson county, should have the power and authority to convey said property to such purchaser, and whereas, W. H. Cox, Jr of Nashville, Tennessee, was the owner of all of said notes that were unpaid, and certain of said notes remained unpaid, for a period of more than seven Months, from the respective dates of maturity thereof, and all of said unpaid notes thereupon were declared to be due, and became due under the terms of said deed, and such default having continued, W. H. Cox, Jr under the said power and authority, contained in said deed, did advertise once a week for three weeks, in the Labor Advocate of Nashville, Tenn. and gave notice to W. G. Warren and wife Maggie. Warren, of said sale, beginning more than twenty days, before the date of sale, that on January 8th, 1916, at noon, at the south door of the Court House in Nashville, Tennessee, he would sell said property at public outcry, to the highest bidder for cash, free from the rights of redemption, homestead and dower, and at said time, and place, he did attend, and properly conduct said sale, when the same was struck off at public outcry, to the said W. H. Cox Jr, for the sum of \$1000.00 that being the highest and best bid, Now Therefore in consequences of the premises, in the exercises of the power and authority in me vested as aforesaid, and for the consideration, of \$1000.00 cash in hand paid, by the said W. H. Cox, Jr, I W. F. Hunt, County court clerk of Davidson county, Tennessee. have bargained and sold, and do hereby transfer and convey unto W. H. Cox, Jr, his heirs and assigns, a certain tract or parcel of land in Davidson county, Tennessee, as follows: Lot no 73, in Neil S. Brown's Addition to East Nashville, a plan of which is of record in book No 57 page 50 of the Register's office for Davidson county, Tennessee., Said lot No. 73 fronts fifty feet on the westerly side of Myrtle Avenue, and runs back between parallel line, 170 feet to an alley. To Have And To Hold the said property, with the appurtenances, estate, title and interest thereto, belonging to the said W. H. Cox, Jr, his heirs and assigns, forever, I hereby transfer unto the said W. H. Cox, Jr, all the right and benefit of the covenants of warranty in said deed of W. H. Cox, Jr, to W. G. Warren and wife Maggie, Warren. Witness my hand, this 8th day of January 1916. W. F. Hunt, County Court Clerk of Davidson county.

(State of Tennessee)
County of Davidson) Personally appeared before me, Louis. Feldman, a notary public in and for said County and state, the within named W. F. Hunt county Court Clerk of Davidson County, Tenn. the bargainer with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee. on this the 14 day of January. 1916

U. S. Rev. Stamp. \$1.00

Seal Louis. Feldman, Notary Public,

Received January 14th at 12.05 P. m. 1916.

By I. J. H.

Bransford Realty Company.
To Agreement, Deed.

Bransford, Realty Co. Tr. Et Als,

THIS INDENTURE between the Bransford Realty Company, a corporation organized and existing under the laws of the State of Tennessee, of the one part, and all who may become purchaser of any of the realty shown

upon the Bransford Realty Company's Bell Meade Golf Links, Subdivision, a plan of which is of record in Book 421 pages, 94 and 95 of the Register's office for Davidson county, Tennessee, of the other part, witnesseth as follows: First- That the plat entitled "Bransford Realty Company's Belle, meade Golf Links Subdivision, which is registered in Book 421 Page 94-95 of the register's office for Davidson county, Tennessee, is hereby made a part of this instrument. Second- The conveyance by the Bransford Realty Company of said Lots shall subject the grantee or grantees to the terms, restrictions and conditions of this instrument, the same as if all of them were fully incorporated in such conveyance, or conveyances, Third- until January 1925. all of said lots shall be held and owned Subject the following conditions and restrictions, which conditions and restrictions, however, may be modified or set aside by any time by the Bransford Realty Company upon written request of the owners of a majority of the lots in said plan, exclusive of the lots in said plan, exclusive of the lots owned by the Bransford Realty Company, Fourth. No residence or dwelling house costing less than the following amounts shall be erected or kept on the following lots, viz: Lots 1 to 9, inclusive, and lot 76 \$5000.00, Lots, 10 to 24, inclusive, and lots 77 to 82, inclusive \$4000.00, Lots. 25 to 41 inclusive, Lots 83 to 89 inclusive; lots 159; lot 42; lots 96 to 101 inclusive; lots 65 to 74, inclusive; and lots 102, 131, and 75; 3500.00, Lots 43 to 64 inclusive; lots 90 to 95 inclusive Lot 161, lots 133 to 158 inclusive, and lots 103, to 130, inclusive, 3000.00 Fifth, no residence or dwelling house or other structure shall be erected or kept on lots Nos 43, to 75 inclusive, within fifty feet of Blackburn Avenue. No residence or dwelling house or other Structure shall be erected or kept on any of the lots fronting on Westover Drive, Within seventy feet of said Westover Drive; and none on lot No 102, within forty feet of any street; and none on lots Nos. 133 to 158, inclusive, within fifty feet of Windsor Drive. and none on lots 90 to 101, ^{inclusive and lot No 161} within fifty feet of Pembroke Avenue; and none on lots Nos 103 to 131, inclusive, within forty feet of the streets on which said lots front. No fence shall be erected or kept on any of said lots between the front line of the lots and the line indicating the distance back at which residence shall be built, This, however, does not preclude the planting out of any kind of hedge, within which may be constructed a plain wire fence not over four feet in height, provided said fence is hidden and obscured by the planted hedge. Sixth. No outbuildings of any kind shall be erected or kept on lots Nos. 1 and 76, within twenty five feet of Blackburn Avenue; and none on lot No 101, within seventy five feet of any street; none on lot No 102, within sixty five feet of any street; and such residence or dwelling house as is erected on lot No 161 shall front on Pembroke, Avenue; and no outhouse of any kind shall be erected or kept on on said lot within forty five feet of Windsor Drive or 120 feet of Lembroke Avenue; and none on lot No 159 within forty five feet of Windsor Drive or within 140 feet of Westover Drive, and none on lot No. 42 within fifty five feet of Windsor Drive or 100 feet of Blackburn Avenue, and no residence or dwelling house or other structure shall be erected or kept on said lot within fifty feet of Windsor Drive or Blackburn Avenue; and no outbuildings shall be erected or kept on lot No. 41 within seventy five feet of Windsor Drive or within 140 feet of Westover Drive; Seventh. The premises, or any part thereof, shall not be sold, conveyed, aliened, or devised, to any person or persons of African blood or descent, and no person or persons of African blood or descent shall own or acquire title thereto, either in fee or otherwise, or as