

given to me ^{by} the will of Mrs. Eliza Ann Wilson, have this day bargained and sold and do hereby transfer and convey to W. S. Cloyd and wife Alice Cloyd the following described real estate, located in the City of Nashville, Davidson County, Tennessee, on the East side of south College Street, between Mallory and Chestnut Streets, fronting Seventy-seven (77) feet more or less on said College Street, and bounded as follows: On the north by the land of W. G. Kidd; on the east by an alley; on the south by the lands of T. O. Leek, and on the west by College Street. It being the same property owned by the said Eliza Ann Wilson, and on which she resided at the time of her death. To have and to hold the same to the said W. S. Cloyd and wife Alice Cloyd their heirs and assigns forever. I do covenant as executrix aforesaid with the said W. S. Cloyd and wife Alice Cloyd, that I have a good right to sell and convey this property, and that the same is unincumbered. I do further transfer and assign to the said W. S. Cloyd and wife Alice Cloyd, their heirs and assigns all the right and benefit of the said Eliza Ann Wilson, and of myself as her executrix, in and to the said Property and all benefit that the said Eliza Ann Wilson had under deeds executed to her for said property in as full a manner as under said will. I can or should do. Witness my hand this 12th day of February, 1907.

Belle Wilson as executrix
of Eliza Ann Wilson.

STATE OF TENNESSEE,)

COUNTY OF DAVIDSON.) Personally appeared before me, Jordan Stokes, Jr., Notary Public in and for said County & State, the within named Belle Wilson, the bargainor, with whom I am personally acquainted and who acknowledged that she as Executrix under the will of Mrs. Eliza ANN Wilson, being authorized do to do, executed the within instrument, for the purposes therein contained. Witness my hand and official seal, at Nashville, this 12th, day of February, 1907

(seal) Jordan Stokes, Jr.
Notary Public.

Received February 22nd. 1907, at 9-42, A. M.

Registered February 26th, 1907.

Richland Rlty. Co..)

To / Deed

Mrs. Mary A. Hughes.) KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Nine hundred (\$900:00) dollars, to the Richland Realty Company paid, and to be paid, as follows: Nine hundred (\$900.00) dollars cash in hand - paid, the receipt whereof is hereby acknowledged. the said Richland Realty Company, a corporation organized and existing under the laws of the State of Tennessee, has bargained and sold and does hereby transfer and convey to Mary A. Hughes, (hereinafter called the grantee) to her sole and separate use free from the debts, contracts and liabilities of her present or any future husband, with full power to sell and convey and mortgage as if she were a femme sole, the following lot. or parcel of land lying and being in Davidson County Tennessee, being lot number 121 Block 4 in division "A" of the plan of the Richland Realty-

Company, which is recorded in Plan Book No. 161, page 151, in the Registers Office in Davidson County, Tennessee, and which is here referred to for description as part hereof, and which lot being more particularly described is as follows. Beginning at the north-east corner of Richland Avenue and Bowling Street, and running thence in a northerly direction along the eastern margin of said Bowling Street, 200 feet to a 15 foot alley; thence in an easterly direction, along the southern margin of said alley, 50 feet; thence in a southerly direction and parallel with said Bowling Street, 200 feet to West-End Avenue; thence in a westerly direction and along the northern margin of said West-End Avenue to the beginning. To have and to hold to the said grantee, her heirs, successors, and assigns, forever; and it is expressly covenanted and agreed by and between the Richland Realty Company and said grantee as follows: 1. That no shop, store, factory, saloon, or business house of any kind, no hospital, asylum, or institution of like or kindred nature, and no charitable institution, shall be erected and maintained on the premises hereby agreed to be conveyed, but the said premises shall be occupied and used for residence purposes only, and not otherwise. 2. That no residence, or dwelling house, shall be erected or kept on said land costing less than twice the purchase price of said lot. 3. That no residence, or dwelling house or other structure, shall be erected or kept on said land, wholly or partly, within fifty feet of the front line of the street on which said lot fronts. 4. 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 noxious or dangerous to health. 5. That neither the premises 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 or persons 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 the said premises in the capacity of servants. The foregoing five stipulations, covenants, and conditions are and shall be binding and obligatory upon, and shall be observed by the said grantee and heirs, devisees, successors, and assigns, until the first day of January, A. D. 1933; and it is expressly agreed that all and every of said stipulations, covenants, and conditions shall attach to and run with the land and shall be binding and obligatory upon all and every person or persons who may now or hereafter own, possess, occupy, or use said premises or any part thereof, or any building or structure thereon, under any tenure whatsoever; and The said Richland Realty Company covenants with the said grantee that it is lawfully seized of said land, has a good right to convey it, and that it is unencumbered; and the said Richland Realty Company, does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to the said grantee, her successors, heirs and assigns, against the lawful claims of all persons whomsoever. The Union Bank & Trust Company, Trustee, under the deed of trust executed to it by said Richland Realty Company, and registered in Book 304, page 474, of said Registers office, the cash and notes hereinbefore mentioned having been turned over to it, joins herein for the purpose of releasing the lien of said deed of trust as to the property hereby conveyed, but no further or otherwise. In witness whereof, the said Richland Realty Company has caused its name to be subscribed and its seal to be affixed