

IN CONSIDERATION OF THE SUM OF TWO DOLLARS, PAID TO SAID CLERK AND MASTER, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE SAID JOSEPH R. WEST, AS SUCH CLERK AND MASTER DOETH HEREBY TRANSFER AND CONVEY TO THE SAID MRS. MAGGIE L. DUKE, ADMINSTRATRIX, AND TO HER SUCCESSORS AND ASSIGNS FOREVER, SAID TRACT OR PARCEL OF LAND, SITUATED IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE. AND BOUNDED AND DESCRIBED AS FOLLOWS. VIZ;

A TR-ACT OF LAND SITUATE AND BEING IN THE NEW FOURTEENTH, FORMERLY THE OLD TWENTY-FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENN., BEING PART OF THE OLD GARRISON LANIER FARM, AND BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING IN THE CENTER OF THE WHITES CREEK PIKE, AT THE SOUTHEAST CORNER OF THE LAND HEREIN DESCRIBED, AND AT THE SOUTHWEST CORNER OF A SMALL TRACT OF LAND CONVEYED TO K.R. PLUMMER BY A.W. DUKE AND WIFE, BY DEED OF RECORD IN BOOK 137 PAGE 35 REGISTERS OFFICE OF SAID COUNTY, AND RUNNING NORTH 36 DEGREES EAST 35 POLES TO THE NORTHWEST CORNER OF THE SAID PLUMMER TRACT; THENCE NORTH 148 POLES TO A HICKORY; THENCE NORTH 89 DEGREES WEST 120 POLES TO TWO CHESTNUTS, TWO SOURWOODS AND THREE BLACK WOODS, BEING THE NORTHEAST CORNER OF A FIFTY ACRE TRACT CONVEYED TO ABE PRUETT BY A.W. DUKE AND WIFE, BY DEED OF RECORD IN BOOK 386, PAGE 146, R.O.D.C. TENNESSEE; AND RUNNING THENCE WITH THE SAID PRUITTS EAST LINE SOUTH 12 DEGREES WEST 14 POLES TO A BLACK OAK AND PERSIMMON; THENCE SOUTH 27 1/2 DEGREES EAST 29 POLES TO A CHESTNUT AND BLACKWOOD, THENCE SOUTH 44 DEGREES WEST 10 POLES, SOUTH 56 DEGREES WEST 14 POLES, SOUTH, 82 DEGREES WEST 22 POLES TO A BIG OAK, SOUTH 63 1/2 DEGREES WEST 8 POLES TO A CHESTNUT AND OAK; THENCE 41 DEGREES WEST 40 POLES TO A POINT IN THE CENTER OF THE WHITES CREEK PIKE; THENCE WITH THE CENTER OF SAID PIKE IN A SOUTHEASERLY DIRECTION 178 POLES TO THE BEGINNING, CONTAINING ACCORDING TO THE SURVEY MADE OF THE LAND BY W.W. SOUTHGATE, 122 ACRES AND 50 POLES.

SALE MADE SUBJECT TO ONE LIEN NOTE IN THE SUM IF \$1,000 WITH INTEREST AT 6 PER CENT. NOTES DATED JAN. 27, 1923, DUE JAN. 27, 1927.

TO HAVE AND TO HOLD SAID REAL ESTATE, WITH ALL THE HEREIDAMENTS AND APPURTENANCE THEREUNTO BELONGING, TO THE SAID MRS. MAGGIE L. DUKE, ADMINISTRATRIX AND TO HER SUCCESSOR AND ASSIGNS FOREVER.

IN WITNESS WHEREOF, THE SAID JOSEPH R. WEST, CLERK AND MASTER AS AFORESAID, HAS HEREUNTO SET HIS HAND THE DATE FIRST ABOVE WRITTEN.

JOSEPH R. WEST
CLERK AND MASTER.

STATE OF TENNESSEE.
DAVIDSON COUNTY.

PERSONALLY APPEARED BEFORE ME F.E. PENTECOST, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED JOSEPH R. WEST, CLERK AND MASTER, THE BARGAINOR WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN DEED FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND SEAL THIS 2ND DAY OF DECEMBER, 1926.
(SEAL) F.E. PENTECOST NOTARY PUBLIC.
COMMISSION EXPIRES APRIL 6TH 1927.

RECEIVED DEC. 3RD. 1926 AT 11.05P.M.

NUMBER 98562 RECORDED JANUARY 12TH 1927.
FROM AMERICAN TRUST COMPANY TRUSTEE
TO DEED MIZELLA BURTON GRANT.

THIS DEED OF CONVEYANCE MADE AND ENTERED INTO THIS 15TH DAY OF DECEMBER 1926, BY AND BETWEEN AMERICAN TRUST COMPANY, TRUSTEE, (UNDER AND BY VIRTUE OF THE POWER AND AUTHORITY CONTAINED IN DEED FROM DAVID LIPSCOMB COLLEGE TO IT OF RECORD IN BOOK NO. 700 PAGE 428 R.O.D.C. TENNESSEE), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TENNESSEE, PARTY OF THE FIRST PART, AND MIZELLA BURTON GRANT, OF NASHVILLE, TENNESSEE, PARTY OF THE SECOND PART, WITNESSETH; THAT PARTY OF THE FIRST PART FOR AND IN CONSIDERATION

OF THE SUM TWENTY FOUR HUNDRED (\$2400.00) AND NO/100 DOLLARS PAID IN CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY SELL AND CONVEY UNTO THE PARTY OF THE SECOND PART, MIZELLA BURTON GRANT, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS; LOTS NOS. 12 AND 13 ON THE PLAN OF GREEN HILLS SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 128, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO. 12 FRONTS 100 FEET ON THE NORTHERLY SIDE OF OBSERVATORY DRIVE, AND RUNS BACK 194 FEET ON THE EAST LINE AND 283 1/2 FEET ON THE WEST LINE, TO A DEAD LINE, WHICH IS THE NORTH LINE OF SAID SUBDIVISION, AND SHOWS 225 FEET ON SAID DEAD LINE.

SAID LOT NO. 13 IS DESCRIBED AS FOLLOWS; BEGINNING ON THE NORTHWESTERLY MARGIN OF OBSERVATORY DRIVE AT THE S.W. CORNER OF LOT NO. 12, AND RUNNING THENCE WITH THE LINE BETWEEN LOTS 12 AND 13 IN A NORTHWESTERLY DIRECTION 283 FEET 6 INCHES TO THE SOUTH LINE OF THE NOEL PROPERTY, WHICH LINE IS THE ORIGINAL NORTH LINE OF SAID SUBDIVISION; THENCE WITH SAID LINE, WESTWARDLY 83 FEET; THENCE WITH THE ORIGINAL WEST LINE OF SAID SUBDIVISION SOUTHWARDLY 231 1/2 FEET TO THE N.W. CORNER OF LOT NO. 14 ON SAID PLAN; THENCE WITH THE NORTH LINE OF SAID LOT IN A SOUTHEASTERLY DIRECTION 202 1/2 FEET TO THE WESTERLY MARGIN OF SAID DRIVE; THENCE WITH THE SAME IN A NORTHEASTERLY DIRECTION 100 FEET TO THE BEGINNING.

BEING A PART OF THE SAME PROPERTY CONVEYED TO AMERICAN TRUST COMPANY, TRUSTEE, BY SAID DEED OF DAVID LIPSCOMB COLLEGE OF RECORD IN BOOK NO. 700 PAGE 428 R.O.D.C. TENNESSEE.

THE GRANTEE ALSO GIVEN THE RIGHT TO TAP ANY WATER MAIN FURNISHING A WATER SUPPLY FOR SAID PROPERTY ABOVE DESCRIBED, SAID TAP BEING LIMITED TO A 3/4 INCH CONNECTION.

IT IS EXPRESSLY COVENANTED AND AGREED BY AND BETWEEN THE PARTIES HERETO THAT;

1ST. NO NUISANCE WILL BE MAINTAINED OR ALLOWED TO BE MAINTAINED BY THE GRANTEE ON SAID PROPERTY.

2ND. NO SWINE WILL BE ALLOWED TO BE KEPT ON SAID PROPERTY.

3RD. SAID PROPERTY IS TO BE USED SOLELY FOR RESIDENTIAL PURPOSES ONLY ONE RESIDENCE SHALL BE ERRECTED ON ANY SINGLE LOT, AND NO RESIDENCE OR OTHER BUILDING SHALL BE ERRECTED OR PERMITTED, WHOLLY OR PARTLY, WITHIN FORTY (40) FEET OF THE STREET ON WHICH THE LOT FRONTS, AND NO RESIDENCE WILL BE ERRECTED ON SAID PROPERTY WHICH COSTS LESS THAN \$7500.00

4TH. NEITHER SAID PROPERTY NOR ANY PARY THEREOF SHALL BE ALIENED OR CONVEYED TO PERSONS OF AFRICAN BLOOD OR DESCENT AND NO PERSON OF AFRICAN BLOOD OR DESCENT SHALL BE PERMITTED TO OWN OR OCCUPY THE PREMISES EXCEPT IN THE CAPACITY OF SERVANTS.

5TH. NO WATER PIPES OF ANY DESCRIPTION SHALL BE RUN THROUGH THIS PROPERTY EXCEPT FOR THE SOLE PURPOSE OF SUPPLYING THE DWELLING TO BE BUILT ON SAME AND THE NECESSARY OUTBUILDINGS UNLESS THE WRITTEN PERMISSION OF JOHN CALHOUN OR HIS LAWFUL REPRESENTATIVE SHALL HAVE BEEN GIVEN, ACKNOWLEDGED, AND RECORDED IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE ABOVE RESTRICTIONS, COVENANTS AND CONDITIONS ARE AND SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE GRANTEE HER HEIRS AND ASSIGNS, UNTIL JANUARY 1, 1960.

TO HAVE AND TO HOLD SAID TRACT OR PARCEL OF LAND, WITH THE APPURTANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE AFORESAID GRANTEE HER HEIRS AND ASSIGNS, FOREVER, IN FEE SIMPLE.

AND THE SAID AMERICAN TRUST COMPANY, TRUSTEE, PURSUANT TO THE AUTHORITY IN IT VESTED BY THE CONVEYANCE TO IT, FOR AND ON BEHALF OF THE DAVID LIPSCOMB COLLEGE, COVENANTS

THAT IT IS LAWFULLY SEIZED AND POSSESSED OF SAID LAND AS TRUSTEE, HAS A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED; AND DOES FURTHER COVENANT AND BIND THE SAID DAVID LIPSCOMB COLLEGE ITS SUCCESSORS AND ASSIGNS, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID MIZELLA BURTON GRANT, HER HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

THE COVENANTS AND WARRANTIES HEREIN CONTAINED ARE IN NO WISE BINDING ON SAID AMERICAN TRUST COMPANY, EITHER AS A CORPORATION OR IN ITS CAPACITY AS TRUSTEE, BUT SOLELY ON THE WITHIN NAMED DAVID LIPSCOMB COLLEGE.

THE SAID AMERICAN TRUST COMPANY, TRUSTEE, TRANSFERS AND ASSIGNS TO THE GRANTEE HEREIN