...EMMA C. ... R. A. BRIAN, ET UX. ... MARCH 27, 1926.

HERMITAGE PTG. CO., NASHVILLE

For and in consideration of the sum of $400.00---FOUR HUNDRED & NO/100 - - - - - - - - - - - - - - DOLLARS PAID AND TO BE PAID BY R. A. BRIAN AND WIFE, LOLA A. BRIAN TO MRS. EMMA C. MCCOMBS, AS FOLLOWS: THIRTY-FIVE ($35.00) DOLLARS IN CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE BALANCE OF THE CONSIDERATION, $365.00, THE SAID R. A. BRIAN AND WIFE, LOLA A. BRIAN, HAVE EXECUTED THEIR FORTY-NINE (49) MONTHLY PROMISSORY NOTES, THE FIRST FORTY-EIGHT (48) BEING IN THE SUM OF $7.50 EACH AND THE LAST IN THE SUM OF $5.00, ALL BEARING INTEREST AT THE RATE OF 6% PER ANNUM, AND BEING PAYABLE ON OR BEFORE MATURITY; A LIEN BEING HEREBY RETAINED ON THE PROPERTY CONVEYED TO SECURE SAID NOTES AND INTEREST.

I, MRS. EMMA C. MCCOMBS, (A WIDOW) HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID R. A. BRIAN AND WIFE, LOLA A. BRIAN, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 46 ON THE PLAN OF PLEASANT VIEW SUBDIVISION OF MRS. MCCOMBS' PROPERTY, NOLENSVILLE ROAD, AS OF RECORD IN BOOK NO. 421, PAGE 134, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 46 FRONTS 50 FEET ON THE NORTHERLY SIDE OF BEYMER STREET AND RUNS BACK BETWEEN PARALLEL LINES 174 FEET TO AN ALLEY, AND BEING A PART OF THE SAME PROPERTY CONVEYED TO MRS. EMMA C. MCCOMBS BY DEEDS OF RECORDIN BOOK NO. 443, PAGE 299, AND BOOK NO. 286, PAGE 45, R.O.D.C. TENNESSEE.

IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT THE PURCHASER WILL NOT SELL, CONVEY OR LEASE THE SAID PROPERTY OR ANY PART THEREOF, TO BE OCCUPIED BY ANY PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT, BUT THIS SHALL NOT BE CONSTRUED TO PREVENT OCCUPANCY OF SERVANTS' HOUSES ON THE PREMISES BY THE OWNER'S SERVANTS IN THAT CAPACITY ONLY, THESE COVENANTS AND AGREEMENTS ARE EXPRESS COVENANTS WHICH RUN WITH THE LAND AND SHALL BE BINDING UPON THE PURCHASER AND EVERY PURCHASER SUCCEEDING TO THE LAND.

THE GRANTEE HEREBY AGREES TO ASSUME ALL 1926 TAXES.

The entire debt secured herein having been paid in full to us the lawful owners and holders thereof, we hereby release the lien on the within described property, held to secure the payment of said debt. This 4.8 day of Dec. 1929
Attest: D. S. Pratt Deputy Register
Nashville Trust Company
By O'Hara, Treasurer

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said R. A. BRIAN AND WIFE, LOLA A. BRIAN, THEIR, heirs and assigns, forever, and I do covenant with the said R. A. BRIAN AND WIFE, LOLA A. BRIAN that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered.

And I, MRS. EMMA C. MCCOMBS, (A WIDOW) do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said R. A. BRIAN AND WIFE, LOLA A. BRIAN, THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY hand, this 26 day of FEBRUARY 1926.

Witness: MRS. EMMA C. MCCOMBS

STATE OF TENNESSEE, DAVIDSON COUNTY. Personally appeared before me, KNOX CAMPBELL a Notary Public in and for said County and State, the with-named MRS. EMMA C. MCCOMBS (A WIDOW), the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And of the said, having appeared before me privately and apart from husband, the said 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, Tennessee, this 26TH day of FEBRUARY 1926.

(SEAL) KNOX CAMPBELL, Notary Public.

MY COM. EXPIRES DEC. 2ND, 1929.

...EMMA C. ... R. A. BRIAN, ET UX. ... MARCH 27,

HERMITAGE PTG. CO., NASHVILLE

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(SEAL) KNOX CAMPBELL, Notary Public.

MY COM. EXPIRES DEC. 2ND, 1929.

U. S. R. & C. [illegible]
[illegible], 1926, [illegible]