NUMBER 63757 RECORDED NOV. 16, 1935. A.D.FINN, TO MARY F.FINN.

982

17766

For and in consideration of the sum of ONE DOLLAR ($1.00) AND 00/100 DOLLARS, CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE LOVE AND AFFECTION I HAVE FOR MY WIFE, MARY F.FINN, I, A.D.FINN, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MARY F.FINN, HER 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 11TH, FORMERLY 19TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE COUNTY ROAD KNOWN AS HALL'S LANE, THE NORTHWEST CORNER OF THE TRACT OF LAND CONTAINING 51 ACRES, MORE OR LESS, OF WHICH THIS TRACT IS A PART, BEING ALSO THE NORTHEAST CORNER OF A TRACT OF LAND CONTAINING 5 ACRES, MORE OR LESS, CONVEYED TO RICHARD SCRUGGS BY DEEDS OF CHARLES E. WOODRUFF OF RECORD IN BOOK 39, PAGE 303, AND BOOK 42, PAGE 50, REGISTERS OFFICE FOR SAID COUNTY; AND RUNNING THENCE SOUTH 89° EAST WITH THE CENTER OF SAID ROAD OR LANE, 56.6 POLES, MORE OR LESS, TO THE WESTERLY LINE OF THE LOUISVILLE AND NASHVILLE RAILROAD RIGHT-OF-WAY; THENCE SOUTH 16° WEST, WITH SAID RIGHT-OF-WAY, 70 POLES, MORE OR LESS, TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED BY C.E.WOODRUFF TO W.H.WOODRUFF BY DEED OF RECORD IN BOOK 174, PAGE 412, SAID REGISTERS OFFICE; THENCE NORTH 88° WEST WITH THE NORTHERN BOUNDARY LINE OF SAID TRACT, 37 POLES, MORE OR LESS, TO THE EASTERN BOUNDARY LINE OF A TRACT OR LAND CONVEYED BY C.E.WOODRUFF TO W.H.WOODRUFF AND CHILDREN BY DEED OF RECORD IN BOOK 123, PAGE 542, SAID REGISTERS OFFICE; THENCE NORTH 1° EAST WITH THE EASTERN BOUNDARY LINES OF SAID W.H. WOODRUFF AND RICHARD SCRUGGS' TRACTS, 64 POLES, MORE OR LESS, TO THE BEGINNING, CONTAINING 16 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO A.D.FINN AND WIFE, MARY F.FINN BY DEED FROM ELIZABETH DOUGLASS LEVINE AND HUSBAND, OF RECORD IN BOOK 971, PAGE 84, SAID REGISTERS 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 MARY F.FINN, HER, heirs and assigns, forever, and I do covenant with the said MARY F.FINN, HER 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, A.D.FINN, do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said MARY F.FINN, HER heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY hand, this 14TH day of NOVEMBER, 1935.

Witness: A.D.FINN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, WADE SAIN, a Notary Public in and for said County and State, the within-named A.D.FINN, the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

And wife 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 15TH day of NOVEMBER, 1935.

Commission Expires 16 day of APR. 1936. (Seal.) WADE SAIN, Notary Public.

RECD NOV.15, 1935 AT 12:55 P M

NUMBER 63737 RECORDED NOV. 16TH, 1935, A. C. BREAST ET UX, TO J. T. LOVELL,

982

17766

For and in consideration of the sum of TEN ($10.00) .....DOLLARS CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED WE, A. C. BREAST AND WIFE JANIE B. BREAST HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J. T. LOVELL, HIS HEIRS, AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
TRACT 23, BLOCK D. OF COUNTRY CLUB ESTATES A SUB-DIVISION IN THE COUNTY OF DAVIDSON STATE OF TENNESSEE A PLAT OF WHICH SUBDIVISION IS OF RECORD IN BOOK 843, PAGE 95, REGISTER'S OFFICE OF SAID COUNTY. THE PROPERTY IS SOLD AND HEREBY CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS 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 THIRTY (3) FEET ON 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 EXCEPTING LOTS FRONTING ON MCGAVOCK AVENUE UPON WHICH EITHER RESIDENCE OR BUSINESS STORES MAY BE CONSTRUCTED , RESIDENCES ERECTED UPON SAID PROERTY SHALL CONTAIN NOT LESS THAN 600 SQUARE FEET OF FLOOR SPACE, AND NO SHEET METAL OR CORRUGATED IRON SHALL BE USED IN CONSTRUCTION THEREOF, IT IS EXPRESSLY UNDERSTOOD THAT ANY BUILDING ERECTED UPON SAID PROPERTY SHALL BE COMPLETELY FINISHED ON THE EXTERIOR IN BRICK, STUCCO OR SIDING IF S DING IT SHALL BE PAINTED WITH NOT LESS THAN TWO COATS OF PAINT BEFORE BEING OCCUPIED . NO OUTSIDE TOILETS MAY BE ERECTED ON THE PROERETY. PLANS FOR ANY BUILDING TO BE CONSTRUCTED ON SAID PROPERTY, COSTING LESS THAN $1,000.00 MUST BE APPROVED BY THE SELLER OR SELLER'S ARCHTIECT.
THE FOREGOING STIPULATIONS COVENANTS AND CONDITIONS ARE AND SHALL BE BINDING AND OBLIGATORY UPON THE GRANTEE HIS HEIRS DEVISEES AND SUCCESSORS AND ASSIGNS, UNTIL JULY 5, 1955, AND SHALL BE AGREED THAT EACH AND ALL OF SAID STIPULATIONS COVENANTS, AND CONDITIONS SHALL ATTACH TO AND RUN WITH THE LAND AND SHALL BE BINDING AND OBLIGATORY UPON EACH AND EVERY PURCHASER WHO MAY NOW, OR HEREAFTER, OWN POSSESS, OCCUPY OR USE SAID PREMISES, OR ANY PART THEREOF, ALSO ANY BUILDING OR STRUCTURE THEREON UNDER ANY TENURE WHATSOEVER.

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. T. LOVELL, HIS, heirs and assigns, forever, and WE, do covenant with the said J.T. LOVELL, that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered

And WE, OURSELVES, OUR do further covenant and bind / heirs and representatives, to warrant and forever defend the title to said land to the said J. T. LOVELL, HIS heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 5TH day of JULY, 1935

Witness: A. C. BREAST
JANIE B. BREAST,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, BOBBIE GARY a Notary Public in and for said County and State, the within-named A.C. BREAST AND WIFE, JANIE B. BREAST, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And JANIE B. BREAST, wife of the said A. C. BREAST, having appeared before me privately and apart from HER husband, the said JANIE B. BREAST, acknowledged the execution of the said instrument to have been done by HER freely, voluntarily, and understandingly, without compulsion or constraint from HER said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 5TH day of JULY, 1935

Commission Expires 10 day of JAN. 1939 (Seal.) BOBBIE GARY Notary Public.

U.S.R.S $.50
RECD NOV. 15TH, 1935 AT10;04 A.M.