NUMBER 63821 RECORDED NOV. 19TH, 1935 RAYON CITY DEVELOPMENT CO. TO NOLAN D. MADDUX, ET UX.

982

17766

For and in consideration of the sum of THREE HUNDRED AND 00/100 ($300.00)..DOLLARS, PAID BY NOLAN D. MA MADDUX AND WIFE ARDELLA MADDUX, TO THE RAYON CITY DEVELOPMENT COMPANY A TENNESSEE CORPORA TION CHARTERED AND DOING BUSINESS UNDER THE LAWS OF THE STATE OF TENNESSEE, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THE RAYON CITY DEVELOPMENT COMPANY A CORPORATION AS AFORESAID HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID NOLAN D. MADDUX, AND WIFE ARDELLA MADDUX, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT: BEING A PART OF THE REALTY CONVEYED TO THE RAYON CITY DEVELOPMENT CO. BY THE NASHVILLE INDUSTRIAL CORPORATION AS OF RECORD IN BOOK 735, PAGE 51, R.O.D.C. TENN., WHICH LOT HEREINAFTER DESCRIBED IS SHOWN ON THE MAP OF THE SUBDIVISION OF RAYON CITY DEVELOPMENT CO. OF RECORD IN PLAN BOOK NO. 843, PAGE 17, R.O.D.C. TENN. WHICH LOT NO. 119 FRONTS 50 FT ON THE NORTHERLY SIDE OF LINDBERG DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 150 FT TO A DEAD LINE MEASURING 50 FT AT THE REAR. THIS PROPERTY IS SOLD FOR RESIDENTIAL PURPOSES EXCEPT LOTS FRONTING ON BRIDGEWAY AND THE FOLLOWING RESTRICTIONS COVENANTS AND CON DITIONS ARE BINDING AND OBLIGATORY UPON AND SHALL BE OBSERVED BY SAID GRANTEES THEIR HEIRS TENANTS OR ASSIGNS, UNTIL THE 1ST DAY OF JANUARY 1950 AND SHALL RUN WITH THE LAND (RESTRICTIONS NO. (D) IS A GENERAL RESTRICTION AGAINST THIS PROPERTY$ AND THE SAID PROPERTY IS SO RESTRICTED IN ITS SALE PERMANENTLY. (A) NO SWINE SHALL BE KEPT UPON THE PREMISES. (B) THAT NEITHER THE PREMISES OR ANY PART THEREOF SHALL BE SOLD, ALINED CONVEYED OR DEVISED TO ANY PERSON OF AFRICAN BLOOD OR DESCENT NOR SHALL ANY OF THAT BOOOD OR DESCENT OWN OR ACQUIRE TITLE EITHER IN FEE OR AS TENANTS OR ANY OTHER WAY, BUT THIS DOES NOT PRE CLUDE PERSON OF AFRICAN BLOOD FROM LIVING ON SAID PREMISES IN THE CAPACITY OF SERVANTS. (C) IF PROPERTY IS LOMITED TO RESIDENTIAL PURPOSES NO IMPROVEMENTS SHALLBE ERECTED CLOSER THAN 30 FT FROM THE FRON PROPERTY LINE AND NO RESIDENCE SHALL BE ERECTED THEREON COSTING LESS FOR ACTUAL CONSTRUCTION (COST OF LOT EXCLUSIVE) THAT $2,000.00 FOR A FOUR ROOM HOUSE $2, 250.00 FOR FIVE ROOM HOUSE, OR $2, 500.00 FOR THE CONSTRUCTION OF A SIX ROOM HOUSE OR MORE. IF PERMITTED TO BE USED FOR BUSINESS PURPOSES, NO IMPROVEMENTS SHALL BE ERECTED CLOSER THAN 12 FT FROM THE FRONT PROPERTY LINE. (D) IF ANY PART OF THIS PROPERTY IS USED FOR BUSINESS PUR OSES IT IS ESPECIALLY RESTRICTED THAT THERE CAN NEVER BE BUILDED THEREON AN UNDERTAKING ESTABLISHMENT OR ANY IMPROVEMENTS THEREON TO BE USED IN ANYWAY FOR AN UNDER TAKING BUSINESS THE CONDUCTING OF AN UNDERTAKING ESTABLISHMENT ON ANY PART OF THE PROPERTY HEREIN CONVEYED AT ANY TIME BEING EXPRESSLY PROHIBITED. IF THIS PROPERTY IS USED FOR RESIDENTAIL PURPOSES BUT THROUGH ANY CIRCUMSTANCES IT SHOULD EVER BE USED FOR THE CONDUCT ING OF A BUSINESS, THE TYPE OF BUSINESS HEREIN SET FORTH IS PROHIBITED FROM BEING CONDUCTED ON THE SAID PREMISES. THE PURCHASER IS ENTITLED TO ONE (1) WATER TAP.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said NOLAN D. MADDUX AND WIFE ARDELLA MADDUX, THEIR, heirs and assigns, forever, and WE do covenant with the said NOLAN D. MADDUX, AND WIFE ARDELLA MADDUX, 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 OURSELVES OUR

And WE, do further covenant and bind heirs and representatives, to warrant and forever defend the title to said land to the said NOLAN D. MADDUX, AND WIFE ARDELLA MADDUX, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 13TH day of SEPTEMBER, 19 35

(SEAL) RAYON CITY DEVELOPMENT COMPANY

Witness: BY R. A. DANIEL, PRESIDENT

BY M.K. HOVEY SECRETARY.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, a Notary Public in and for said County and State, the within-named

the bargainor, with whom I am personally acquainted, and who acknowledged that 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 day of, 19

Commission Expires day of, 19 (Seal.)

Notary Public.

STATE OF TENNESSEE... COUNTY OF DAVIDSON ... BEFORE ME V. W.DEAN A NOTARY PUBLIC IWITHIN AND FOR THE STATE AND COUNTY AFORESAID PERSONALLY APPEARED R. A. DANIEL AND M. K. HOVEY WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON T EIR SEVERAL OATHS ACKNOWLEDGED THEMSELVES TO BE THE PRESIDENT AND SECRETARY RESPECTIVELY OF THE RAYON CITY DEVELOPMENT COMPANY THE WITHIN NAMED BARGAINOR A CORPORATION AND THAT THEY AS SUCH PRESIDENT AND SECRETARY BEINGAUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY THE SAID R. A. DANIEL AS SUCH PRESIDENT AND BY AFFIXING ITS CORPORATE SEAL AND ATTESTING THE SAME BY THE SAID M.K, HOVEY AS SUCH SECRETARY.
WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE AT OLD HICKORY TENNESSEE ON THIS THE 13 DAY OF SEPTEMBER 1935. (SEAL V. W.DEAN)

MY COMMISSION EXPIRES NOV. 1ST, 1936. NOTARY PUBLIC
U.S.R.S $.50¢

RECEIVED NOV. 18TH, 1935 AT 12; 21 P.M.

NUMBER 63843 RECORDED NOV. 19TH, 1935, W. C. MONCRIEF & CO INC., TO OLIN J. JONES ET UX

982

17766

For and in consideration of the sum of TWO THOUSAND THREE HUNDRED FIFTY AND NO/100 ($2,350.00) DOLLARS TWO HUNDRED EIGHTY ($280.00) DOLLARS OF WHICH HAS BEEN PAID IN CASH BY THE TRANSFER OF OTHER PROPERTY WHICH IS TREATED AS CASH, AND FOR THE BALANCE OF $2,070.00 THE GRANTEES HAVE EXECUTED THEIR PROMISSORY NOTE OF EVEN DATE HEREWITH PAYABLE TO THE ORDER OF W. C. MONCRIEF & COMPANY INC. DUE SIX MONTHS AFTER DATE WITH INTEREST FROM DATE AND A LIEN RETAINED DO SECURE ITS PAYMENT.
WE, W. C. MONCRIEF & COMPANY INC. A CORPORATION HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID OLIN J. JONES AND WIFE THELMA LOUISE JONES, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
LOT NO. 6 AND THE EAST ONE- HALF OF LOT NO.5 IN BLOCK"B" OF THE ROSCOE PLACE SUB- DIVISION OF RECORD IN BOOK 843, PAGE 72, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY TENNESSEE. SAID LOT NO. 6 AND ONE- HALF OF LOT NO. 5 FRONT TOGETHER 75 FEET ON THE SOUTH SIDE OF ROSCOE STREET AND RUN BACK BETWEEEN PARALLEL LINES 200 FEET TO A DEAD LINE AND BEING THE SAME PROPERTY CONVEYED TO W. C. MONCRIEF & COMPANY INC. BY DEED OF RECORD IN BOOK 943, PAGE 383, R.O.D.C. TENNESSEE, AND PART OF THE SAME PROPERTY CONVEYED TO W. C. MONCRIEF & COMPANY INC. BY DEED OF RECORD IN BOOK 967 PAGE 608 R.O.D.C. TENNESSEE.
A LIEN IS HEREBY EXPRESSLY RETAINED ON THE HEREINABOVE DESCRIBED PROPERTY TO SECURE THE PAYMENT OF THE BALANCE OF THE PURCHASE PRICE.

I declare that I am the true and lawful holder of the claim secured by the instrument within mentioned, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 16 day of Nov 1935
Attest: Bert Nielsen
Asst Register
Davidson County Tenn
W. C. Moncrief & Co Inc
By J. C. Garner
Cashier

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said OLIN J. JONES AND WIFE THELMA LOUISE JONES, THEIR, heirs and assigns, forever, and WE do covenant with the said OLIN J. JONES AND WIFE 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 OURSELVES OUR SUCCESSORS

And WE, W. C. MONCRIEF & COMPANY INC. A CORPORATION do further covenant and bind heirs and representatives, to warrant and forever defend the title to said land to the said, heirs and assigns, against the lawful claims of all persons whomsoever OLIN J. JONES AND WIFE THEIR

Witness OUR hand S, this 16 day of NOVEMBER, 19 35

Witness: (SEAL) W. C. MONCRIEF & CO INC.

W. C. MONCRIEF PRES.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, a Notary Public in and for said County and State, the within-named

the bargainor, with whom I am personally acquainted, and who acknowledged that 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 day of, 19

Commission Expires day of, 19 (Seal.)

Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME GEO T. SAIN A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID PERSONALLY APPEARED W. C. MONCRIEF WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED HIMSELF TO BE PRESIDENT OF W. C. MONCRIEF & COMPANY INC. THE WITHIN NAMED BARGAINOR A CORPORATION AND THAT HE AS SUCH PRESIDENT BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT.
WITNESS MY HAND AND SEAL AT OFFICE IN GOODLETTSVILLE TENN THIS 16TH DAY OF NOVEMBER 1935. (SEAL) GEO T. SAIN,
MY COMMISSION EXPIRES JULY 2ND, 1939 NOTARY PUBLIC

U.S.R.S.$2.50
RECD NOV. 18TH, 1935 AT 3; 42 P.M.