NUMBER 67323 RECORDED FEB. 15, 1936. EMMETT L.GOBER ET UX., TO GLEN G.GARRETT.

982

17765

For and in consideration of the sum of TWO HUNDRED EIGHTY FIVE DOLLARS, PAID IN CASH BY GLEN G. GARRETT, WE, EMMETT L.GOBER AND WIFE, VERA GOBER, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID GLEN G.GARRETT, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS:

LOT NO.15 AND THE SOUTH 20 FEET OF THE SOUTH ONE HALF OF LOT NO.16, IN BLOCK G OF THE SUBDIVISION OF THE ROSCOE PLACE IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENN. AS SHOWN BY THE PLAT OF RECORD IN BOOK NO.843, PAGE 72, REGISTERS OFFICE OF DAVIDSON COUNTY, TENN.

THE SAID SOUTH PART OF THE SOUTH HALF OF LOT NO.16 FRONTS 20 FEET ON THE TWO MILE PIKE BUT IS NOT AS WIDE AT THE REAR OF LOT IT BEING THE WIDTH AS ITS PROPORTIONATE PART OF SAME IS. THE WHOLE OF LOT NO.16 BEING 50 FEET WIDE ON PIKE AT FRONT AND 43.6 FEET WIDE AT THE REAR.

BEING THE SAME PROPERTY CONVEYED TO EMMETT L.GOBER AND WIFE, AS OF RECORD IN BOOK 954, PAGE 37, SAID REGISTERS OFFICE.

SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS WHICH SHALL RUN FOR A PERIOD OF 20 YEARS FROM JUNE 21ST, 1934 ON SAID LAND.

1. THE PRTY OF THE SECOND PART, HIS HEARS, LEGAL REPRESENTATIVES, OR ASSIGNS, OR EITHER OF THEM WILL NOT ERECT MORE THAN ONE DWELLING ON ANY ONE LOT ABOVE MENTIONED, AND THAT EACH AT A FAIR PRICE AND JUST VALUATION SHALL BE WORTH $1500.00, AND THAT NO BUILDING SHALL BE ERECTED THEREON FOR ANY USE EXCEPT RESIDENTIAL PURPOSES, PROVIDED HOWEVER, THAT A PRIVATE GARAGE MAY BE ERECTED, FOR THE EXCLUSIVE USE OF THE PERSON OR PERSONS OCCUPYING THE LOT WHEREON SUCH GARAGE MAY BE ERECTED.

2. THERE SHALL BE ESTABLISHED A BUILDING LINE OF 30 FEET DISTANT FROM AND PARALLEL WITH THE FRONT BOUNDRY LINE OF EACH LOT, AND NO BUILDING OR STRUCTURE OF ANY KIND OR ANY PART OF ANY BUILDING, ERECTION OR STRUCTURE, INCLUDING BAY WINDOWS, VERANDAS AND PORCHES, BUT EXCEPTING STEPS, SHALL BE PLACED ON OR EXTEND OVER ANY PORTION OF THE SAID PREMISES WHICH LIES BETWEEN THE SAID BUILDING AND THE STREET LINE OF SAID LOT.

3. THE SAID PARTY OF THE SECOND PART, HIS HEIRS, LEGAL REPRESENATIVES, OR ASSIGNS, OR EITHER OF THEM WILL NOT CONVEY, ENCUMBER, LEASE, RENT OR GIVE POSSESSION OF SAID LOT, EITHER VOLUNTARY OR INVOLUNTARILY TO ANY PERSON OF THE NEGRO RACE, OR FOR ANY PURPOSE OF CONDUCTING ANY BUSINESS THEREON.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GLEN G.GARRETT, HIS, heirs and assigns, forever, and WE do covenant with the said GLEN G.GARRETT, 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 do further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said land to the said GLEN G.GARRETT, HIS heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 17TH day of AUG. , 19 35.

Witness: EMMETT L.GOBER

VERA GOBER

ACK BEFORE N P

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, M.A.DRAPER, a Notary Public in and for said County and State, the within-named EMMETT L.GOBER AND WIFE, VERA GOBER,

the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And VERA GOBER, wife of the said EMMET L.GOBER,

having appeared before me privately and apart from HER husband, the said VERA GOBER,

acknowledged the execution of the said ~~instrument~~ DEED to have been done by HER 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,~~ GOODLETTSVILLE, Tennessee, this 17TH day of AUG. , 19 35.

Commission Expires 8TH day of JULY , 1937.

(Seal.) M.A.DRAPER, Notary Public.

U.S.R.S. $0.50.

RECD FEB.14, 1936 AT 3:05 P M

NUMBER 67339 RECORDED FEB 17,1936 WALTER BROWN ET UX TO ANDERSON HARPER

982

17765

For and in consideration of the sum of ($40.00) FORTY AND NO/100 -R- - - - - ---------DOLLARS RECEIT OF WHICH IS HEREBY ACKNOWLEDGED.

WALTER BROWN AND WIFE MABEL BROWN HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ANDERSON HARPER HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS:

BEING LOT #19 IN THE BUENA VISTA HEIGHTS ADDITION A PLAN OF WHICH IS RECORDED IN BOOK 161, PAGE 10, R.O.D.C.TENNESSEE.

SAID LOT #19 FRONTS FIFTY FEET ON THE WEST SIDE OF SALEM ST. AND RUNS BACK BETWEEN PARALLEL LINES 150 FT. TO AN ALLEY AND BEING THE SAME PROPERTY CONVEYED TO WALTER BROWN AND WIFE, MABLE BROWN BY DEED LENA KLIEN, NOW LENA ELY SNAVELY AND RECORDED IN BOOK #28, PAGE 128 R.O.D.C.TENN.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said ANDERSON HARPER HIS, heirs and assigns, forever, and WE do covenant with the said ANDERSON HARPER 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 do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said ANDERSON HARPER, HIS heirs and assigns, against the lawful claims of all persons whomsoever

A LIEN IS EXPRESSLY RETAINED UPON THE PROPERTY HEREIN CONVEYED TO SECURE ALL THE DEFERRED PAYMENTS OF PURCHASE MONEY

Witness OUR hand S, this 14TH day of APRIL , 19 31

Witness: WALTER BROWN

MABLE BROWN

STATE OF TENNESSEE, DAVIDSON COUNTY. ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

Personally appeared before me, JAS. K. HEAD a Notary Public in and for said County and State, the within-named WALTER BROWN

the bargainor -, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

And MABLE BROWN WIFE XXX wife of the said WALTER BROWN

having appeared before me privately and apart from HER husband, the said MABLE BROWN

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 14TH day of APRIL , 19 31

Commission Expires 15 day of JULY , 19 34

(Seal.) JAS. K. HEAD, Notary Public.

REC'D FEB 15,1936 AT 9:45 A.M.