NUMBER 71660 RECORDED MAY 26TH, 1936. COMMERCE UNION BANK, TRUSTEE TO ORMAN P.WASSOM ET UX.

996

21462

For and in consideration of the sum of SIX HUNDRED FIFTY AND 00/100....DOLLARS OF WHICH AMOUNT $300.00 HAS BEEN PAID IN CASH BY ORMAN P. WASSOM THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINING $350.00 THE SAID ORMAN P. WASSOM AND WIFE VELA G. WASSON, HAVE EXECUTED SEVEN NOTES IN THE SUM OF $50.00 EACH , ALL DATED MAY 20, 1936, AND ALL PAYABLE TO THE ORDER OF THE COMMERCE UNION BANK, TRUSTEE, THE FIRST OF SAID NOTES BEING DUE JUNE 20, 1936, AND EACH SUCCEEDING NOTE ON THE 20TH DAY OF EACH MONTH RESPECTIVELY THEREAFTER WITH INTEREST AT SIX PER CENT FROM DATE A VENDOR'S LIEN BEING HEREBY EXPRESSLY RETAINED TO SECURE THE PAYMENT OF SAID NOTES AND INTEREST THEREON, THE COMMERCE UNION BANK TRUSTEE A TENNESSEE CORPORATION HAS BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ORMAN P. WASSOM AND WIFE VELA G. WASSOM, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: LOT NO. 64 ON THE MAP OF EASTDALE PLACE AS OF RECORD IN BOOK 547, PAGES 29, AND 30 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE. SAID LOT NO.64 FRONTS 100 FEET ON THE NORTH ERLY SIDE OF RIVERWOOD DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE. AND BEING PART OF THE SAME PROPERTY CONVEYED TO THE COMMERCE UNION BANK, TRUSTEE BY DEED OF RECORD IN BOOK 533, PAGE 469, R.O.D.C. TENNESSEE. NO FREE WATER TAPS. IT IS EXPRESSLY STIPULATED AND AGREED BY THE PARTIES AS FOLLOWS: FIRST; THAT NO SHOP STORE, FACTORY OR OTHER BUSINESS OF ANY KIND HOSPITAL ASYLUM OR INSTITUTION OR LIKE KINDRED NATURE AND NO CHARITABLE INSTITUION SHALLBE ERECTED AND MAINTAINED ON THE PROPERTY HEREBY CONVEYED BUT THE PREMISES SHALL BE OCCUPIED AND USED FOR RESIDENCE PURPOSES ONLY AND NOT OTHERWISE. SECOND THAT NO DWELLING COSTING LESS THAN FOUR THOUSAND ($4000.00) DOLLARS SHALL BE ERECTED OR KEPT ON THE PROPERTY HEREIN CONVEYED. THIRD: THATNO DWELLING OR RESIDENCEOR OTHER STRUCTURE SHALL BE ERECTED OR KEPT ON THE PROPERTY HEREIN CONVEYED WHOLLY OR PARTLY WITHIN FORTY FEET OF THE FRONT LINE OF THE STREET, OR AVENUE ON WHICH IT FRONTS AND NO GARAGE , COAL HOUSE OR OTHER OUTHOUSE BUILDING SHALL BE ERECTED OR KEPT ON SAID PROPERTY WHOLLY OR PARTYLY WITHIN EIGHTY FEET OF THE FRONT OF SAID STREET, OR AVENUE ON WHICH SAID PROPERTY FRONTS . FOURTH; THAT THE PREMISES NOR ANY PART OF THE PROPERTY HEREINCONVEYED SHALL NOT BE SOLD ALIENED CONVEYED OR DEVISED TO ANY PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT AND THAT NO PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT SHALL ACQUIRE TITLE THERETO IN FEE OR OTHERWISE OR AS TENANTS OR LESSEES, BUT TWIS COVENANT DOES NOT PRECLUDE OR PROHIBIT PERSONS OR PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING IN THE CAPACITY OF SERVANTS, ON SAID PREMISES. FIFTH; IT IS FURTHER CONTRACTED AND AGREED THAT THESE COVENANTS AND AGREEMENTS ARE EXPRESS COVENANTS WHICH RUN WITH THE LAND AND SHALL BE BINDING UPON THE PURCHASER AND EVERY PURCHASER OR OWNER SUCCEEDING TO THIS LAND TO AND INCLUDING THE 1ST SAY OF JANUARY 1944.

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction in full and discharge of the lien to secure the same in full. This ..... day of 1936

Attest: ..... COMMERCE UNION BANK

Asst. Trust Officer

DEPUTY REGISTER

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said ORMAN P.WASSOM AND WIFE VELA G. WASSOM, THEIR, heirs and assigns, forever, and THE COMMERCE UNION BANK, TRUSTEE DOES covenant with the said ORMAN P. WASSOM AND WIFE VELA G. WASSOM that IT IS lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered

And THE COMMERCE UNION BANK, TRUSTEE DOES XX further covenant and bind ITSELF ITS SUCCESSORS AND ASSIGNS, to warrant and forever defend the title to said land to the said ORMAN P. WASSOM AND WIFE VELA G. WASSOM THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF THE COMMERCE UNION BANK TRUSTEE HAS CAUSED ITS NAME TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED AND ATTESTED BY ITS CHIEF CASHIER ON Witness hand ..., this 20TH day of MAY, 19 36.

Witness: C.E. PEARSON — (SEAL) COMMERCE UNION BANK, TRUSTEE

ATTEST CHIEF CASHIER — BY CHAS. F. LOVELL, VICE PRESIDENT

X

STATE OF TENNESSEE, DAVIDSON COUNTY.

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

And XX 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 X ..... day of ....., 19.....

Commission Expires ..... day of ....., 19 XX .....

X (Seal.) .....

Notary Public.

STATE OF TENNESSEE. COUNTY OF DAVIDSON

ON THIS 20TH DAY OF MAY 1936. BEFORE ME B. M. SMOTHERMAN A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY APPEARED CHAS. F. LOVELL AND C.E.PEARSON TO ME PERSONALLY KNOWN WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE VICE PRESIDENT AND CHIEF CASHIER, RESPECTIVELY OF THE COMMERCE UNION BANK, A CORPORATION AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BE HALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD AND DIRECTORS AND THE SAUD CHAS. F. LOVELL, AND C. E. PEARSON ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT OFFICE IN NASHVILLE, TENNESSEE ON THIS THE DAY AND DATE AFORESAID

(SEAL) B.M.SMOTHERMAN

NOTARY PUBLIC

MY COMMISSION EXPIRES JULY 8, 1937

U.S.R.S $1.00

RECD MAY 25TH, 1936 AT 12; 20 P.M.

NUMBER 71654 RECORDED MAY 26TH, 1936. MAGGIE ROGERS MASON A WIDOW, TO MRS. ELEANOR HOOVER,

996

21462

For and in consideration of the sum of ($3,750.00).... THIRTH SEVEN HUNDRED FIFTY AND NO/100 DOLLARS CASH IN HAND PAID BY MRS. ELEANOR HOOVER TO MAGGIE ROGERS MASON, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MAGGIE ROGERS MASON A WIDOW, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MRS. ELEANOR HOOVER, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FODDOWS, TO WIT:
BEING PART OF LOT 49 ON THE FIRST SUBDIVISION OF DAVIDSON ACADEMY PROPERTY DESCRIBED AS FOLLOWS:
BEGINNING IN THE EASTERLY MARGIN OF 5TH AVENUE SOUTH AT A POINT 25 FEET NORTHERLY FROM THE NORTHWEST CORNER OF LOT NO. 5 OF W. W. SULLIVAN'S PLAN AS RECORDED IN MINUTE BOOK "G" PAGE 152, OF THE CHANCERY COURT RUNNING THENCE NORTHWARDLY WITH 5TH AVENUE SOUTH 25 FEET THENCE AT RIGHT ANGLES TO SAID AVENUE EASTWARDLY 179 FEET 3 INCHES MORE OR LES , TO THE CENTER OF AN ALLEY THENCE SOUTHWARDLY ALONG THE CENTER OF SAID ALLEY 25 FET THENCE AT RIGHT ANGLES WESTWARDLY 179 FEET 3 INCHES MORE OR LESS TO THE BEGINNING, BEING THE SAME PROPERTY CONVEYED TO MAGGIE ROGERS MASON BY DEED FROM C. E. CULLEY AND WIFE DATED SEPTEMBER 25, 1933, AND RECORDED IN BOOK 932, PAGE 84, REGISTER'S OFFICE FOR SAID COUNTY.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MRS. ELEANOR HOOVER, HER, heirs and assigns, forever, and I, do covenant with the said MRS. ELEANOR HOOVER, 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 EXCEPT BY 1936 TAXES WHICH ARE PRORATED AS OF EVEN DATE HEREWITH AND ASSUMED BY THE GRANTEE FOR PAYMENT WHEN DUE AND PAYABLE,

And I, MAGGIE ROGERS MASON 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 MRS. ELEANOR HOOVER, HER, heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY hand ..., this 15TH day of MAY, 19 36.

Witness: ..... MRS.MAGGIE ROGERS MASON

FRANKLIN

STATE OF TENNESSEE, ~~DAVIDSON~~ COUNTY.

D.B. GAINES,

Personally appeared before me, ... a Notary Public in and for said County and State, the within-named MAGGIE ROGERS MASON A WIDOW, the bargainor ..., with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

XXX wife of the said XXXX XXXXXXXXXX, having appeared before me privately and apart from ..... husband ..., the said ..... acknowledged the execution of the said XXXXXXX to have been done by ..... freely, voluntarily, and understandingly, without compulsion or constraint from ..... said husband XXXXXX for the purposes therein expressed.

Witness my hand and official seal at ESTILL SPRINGS Tennessee, this 16TH day of MAY, 19 36.

Commission Expires 26TH day of OCT., 19 37

(Seal.) D.B. GAINES,

Notary Public.

U.S.R.S $4.00

RECD MAY 25TH, 1936 AT 10;29 A. M.