NUMBER 81235 RECORDED DEC. 19, 1936. N.B. ENSEY, ET UX., TO J.W.STOKES.
1019

For and in consideration of the sum of ($800.00) EIGHT HUNDRED DOLLARS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, N.B.ENSEY AND WIFE, ADA ENSEY, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JAMES W.STOKES AND WIFE, HELEN GROOMS STOKES , THEIR 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 9TH, FORMERLY 14TH, CIVIL DISTRICT OF DAVIDSON COUNTY,TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF HIGHWAY NO.100 IN THE EAST LINE OF A TRACT OF 15½ ACRES CONVEYED TO JAMES W. STOKES BY DEED FROM JOHN H. IVY AND WIFE, OF RECORD IN BOOK 873, PAGE 276, REGISTERS OFFICE FOR SAID COUNTY, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF 7/16 ACRE, MORE OR LESS, CONVEYED TO J.C.ENSEY BY DEED FROM N.B.ENSEY AND WIFE OF RECORD IN BOOK 972, PAGE 242, SAID REGISTERS OFFICE; THENCE WITH SAID STOKES' EAST LINE NORTH 3 DEGREES EAST 62.8 POLES TO A STAKE IN THE SOUTH MARGIN OF THE RIDGE ROAD; THENCE SOUTH 28½ DEGREES EAST 51 POLES TO A POINT IN THE CENTER LINE OF THE OLD NASHVILLE AND CENTERVILLE HIGHWAYKNOWN AS THE HARDING PIKE; THENCE WITH THE CENTER LINE OF SAME SOUTH 45½ DEGREES WEST 18.3 POLES TO THE INTERSECTION OF THE CENTER LINE OF SAID ROAD AND THE CENTER LINE OF HIGHWAY NO.100, BEING THE MOST EASTERLY POINT OF THE 7/16 ACRE TRACT ABOVE MENTIONED; THENCE WITH THE CENTER LINE OF HIGHWAY NO.100 AND THE NORTH LINE OF THE 7/16 ACRE TRACT SOUTH 69 DEGREES WEST 15.8 POLES TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO N.B.ENSEY BY TWO DEEDS FROM E.N.BROWN AND WIFE, OF RECORD IN BOOK 838, PAGE 661, AND BOOK 831, PAGE 532, REGISTERS OFFICE OF DAVIDSON 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 JAMES W.STOKES AND WIFE, HELEN GROOMS STOKES, THEIR, heirs and assigns, forever, and WE do covenant with the said JAMES W.STOKES, AND WIFE, HELEN GROOMS STOKES, 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,

OUR heirs and representatives, to warrant and forever defend the title to said land to the said JAMES W.STOKES & WIFE, HELEN GROOMS STOKES, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 18TH day of DEC. 1936.

Witness: N.B.ENSEY
ADA ENSEY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, R.EUGENE MYERS, a Notary Public in and for said County and State, the within-named N.B.ENSEY AND WIFE, ADA ENSEY, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And X wife of the said X X, having appeared before me privately and apart from husband, the said X acknowledged the execution of the said instrument to have been done by X 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 18TH day of DEC., 1936.
Commission Expires 10 day of JAN. 1939. (Seal.) R.EUGENE MYERS, Notary Public.

U.S.R.S. $1.00.
RECD DEC.18, 1936 AT 1:06 P M

NUMBER 81247 RECORDED DEC. 19, 1936. A.C.BREAST, ET UX., TO J.H.LYLE.
1019

For and in consideration of the sum of TEN ($10.00) AND NO/100 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.H.LYLE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT I, BLOCK B, OF COUNTRY CLUB ESTATES, A SUB-DIVISION IN THE COUNTY OF DAVIDSON,STATE OF TENNESSEE, A PLAT OF WHICH SUB-DIVISION IS OF RECORD IN BOOK 843, PAGE 95, REGISTERS OFFICE OF SAID COUNTY.

SAID TRACT I FRONTS 88.2 FEET ON THE NORTHERLY SIDE OF MCGAVOCK AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO A DEAD LINE.

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 (30) FEET OF THE FRONT LINE OF SAID PROPERTY. THE SAID SUB-DIVISION 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 PROPERTY 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 SIDING, IT SHALL BE PAINTED WITH NOT LESS THAN TWO COATS OF PAINT BEFORE BEING OCCUPIED. NO OUTSIDE TOILETS MAY BE ERECTED ON THE PROPERTY. 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 ARCHITECT.

THE FOREGOING STIPULATIONS, COVENANTS AND CONDITIONS ARE AND SHALL BE BINDING AND OBLIGATORY UPON THE GRANTEE, HIS HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS AND IT SHALL BE AGREED THAT EACH AND ALL OF SAID STIPULATIONS, COVENANTS AND CONDITIONS SHALL ATTACH RO 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 FOR A PERIOD OF FIFTY YEARS FROM DATE HEREOF.

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.H.LYLE, HIS, heirs and assigns, forever, and WE do covenant with the said J.H.LYLE, 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 J.H.LYLE, HIS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 17TH day of DECEMBER, 1936.

Witness: W.D. DUTTON
A.C.BREAST
JANIE B.BREAST

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LULU MURREY, 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 X wife of the said X X, having appeared before me privately and apart from husband, the said X acknowledged the execution of the said instrument to have been done by X 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 17TH day of DECEMBER, 1936.
Commission Expires 17 day of OCTOBER, 1939. (Seal.) LULU MURREY, Notary Public.

U.S.R.S. $1.00.
RECD DEC.18, 1936 AT 2:00 P M