NUMBER 85969 RECORDED APRIL 8,1937 MRS. RUTH MCLAUGHLIN TODD ET AL TO J.C.LAWSON,ET UX

1025

27914 MARSHALL & BRUCE CO. NASHVILLE

For and in consideration of the sum of TWELVE HUNDRED AND 00/100 - - - - - - - - - - DOLLARS FIVE HUNDRED DOLLARS ($500.00) OF WHICH IS PAID IN CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE BALANCE SAID J.C. LAWSON AND WIFE, HAVE EXECUTED ONE NOTE IN THE SUM OF SEVEN HUNDRED($700.00), DUE ON OR BEFORE MARCH 29,1938, WITH INTEREST AT THE RATE OF SIX (6%) PER CENT FROM DATE, AND THE PURCHASER ASSUMES THE 1937 TAXES. IT IS AGREED THAT THERE IS A LIEN ON SAID REAL ESTATE TO SECURE THE PAYMENT OF THE SAID $700.00 NOTE AND INTEREST THEREON.
WE, MRS. RUTH MCLAUGHLIN TODD AND HUSBAND, LOUISE TODD, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J.C. LAWSON AND WIFE, ODELL LAWSON, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
A LOT OR TRACT OF LAND IN THE 7TH ,FORMERLY THE 11TH ,CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE BEING LOT NO.6 ON THE REVISED PLAT OF PARTS OF THOMPSON'S GLEN LEVEN SUBDIVISION, MADE OCTOBER 1934, BY W.B. SOUTHGATE, SURVEYOR, AND OF RECORD IN PLAN BOOK 3, PAGE 20, CHANCERY COURT FOR SAID COUNTY.
SAID LOT NO.6 FRONTS 250 FEET ON THE WEST RIGHT OF WAY LINE OF THE NASHVILLE AND FRANKLIN INTERURBAN RAILWAY, AND RUNS BACK BETWEEN PARALLEL LINES 340 FEET TO THE LINE OF LOT NO.14 ON THE SAID PLAT, AND CONTAINS 1.95 ACRES.
BEING PART OF THE PROPERTY CONVEYED TO MRS. RUTH MCLAUGHLIN TODD, BY DEED FROM D.D. ROBERTSON, RECEIVER, OF RECORD IN BOOK 963, PAGE 140, REGISTER'S OFFICE FOR SAID COUNTY.
RESTRICTIVE COVENANTS CONTAINED IN DEED FROM OVERTON THOMPSON, ET AL, TO ROGERS CALDWELL , OF RECORD IN BOOK 723, PAGE 516 AS MODIFIED BY AN INSTRUMENT OF RECORD IN BOCK 923, PAGE 114, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:
"THE CONDITIONS, STIPULATIONS AND RESTRICTIONS PRESCRIBED IN THE SAID DEED OF GRANTORS DATED MARCH 7,1928, OF RECORD IN BOOK 723, PAGE 516, R.O.D.C.TENN.ARE AMENDED AND CHANGED TO READ AS FOLLOWS:
1.THAT NEITHER THE PREMISES HEREIN CONVEYED NOR PART THEREOF SHALL BE SOLD, ALIENATED, CONVEYED TO DEVISED TO ANY PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT ,AND THAT NO PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT SHALL OWN OR ACQUIRE TITLE THERETO EITHER IN FEE OR OTHERWISE, OR ASTENANTS OR LESSEES,BUT THIS COVENANT DOES NOT PRECLUDE OR PROHIBIT PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON SAID PREMISES IN THE CAPACITY OF SERVANTS.
2. THAT THE PROPERTY HEREIN CONVEYED SHALL BE USED SOLELY FOR RESIDENTIAL PURPOSES WHICH SHALL INCLUDE THE RIGHT TO ERECT AN APARTMENT HOUSE OR APARTMENT HOUSES THEREON, AND THAT NO APARTMENT HOUSE OR RESIDENCE SHALL BE BUILT ON THE FIRST TRACT THAT SHALL COST LESS THAN $15,000.00, AND NO APARTMENT HOUSE SHALL BE BUILT ON THE SECOND OR THIRD TRACTS FRONTING ON THE FRANKLIN PIKE THAT SHALL COST LESS THAN $15,000.00,AND NO RESIDENCE SHALL BE BUILT ON THE SAID SECOND OR THIRD TRACTS FRONTING ON THE FRANKLIN PIKE THAT SHALL COST LESS THAN $10,000.00 OR ON THE REMAINING PORTIONS OF THE SECOND TRACT THAT SHALL COST LESS THAN $8500.00. SEE X BELOW

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.C. LAWSON AND WIFE, ODELL LAWSON, THEIR, heirs and assigns, forever, and WE do covenant with the said J.C. LAWSON AND WIFE, ODELL LAWSON 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, MRS. RUTH MCLAUGHLIN TODD AND HUSBAND LOUIS TODD, OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said JCC. LAWSON AND WIFE, THEIR heirs and assigns, against the lawful claims of all persons whomsoever do further covenant and bind

Witness. OUR hands, this 29TH day of MARCH, 19 37
Witness:
MRS. RUTH MCLAUGHLIN TODD
LOUIS B. TODD

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ALTON E. WHEELER a Notary Public in and for said County and State, the within-named MRS. RUTH MCLAUGHLIN TODD AND HUSBAND LOUISE TODD, 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 X X X, 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 29TH day of MARCH, 19 37
Commission Expires 5 day of APRIL, 19 38
(Seal.) ALTON E. WHEELER
Notary Public

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof in full. This 7 day of April 1939
Attest: DEPUTY REGISTER

X
THE FOREGOING STIPULATIONS AND CONDITIONS ARE AND SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING AND OBLIGATORY UPON THE GRANTEE HEREIN, HIS HEIRS AND ASSIGNS, AND UPON EACH AND EVERY PERSON WHO MAY NOW OR HEREAFTER OWN, POSSESS, OCCUPY OR USE SAID PREMISES OR ANY PART THEREOF OR ANY BUILDING OR STRUCTURE THEREON UNDER ANY TENURE WHATSOEVER UNTIL THE 31ST DAY OF DECEMBER 1950."

U.S.R.S. $1.50
RECD APRIL 7,1937 AT 9:09 A.M.



ER 85982 RECORDED APRIL 8TH,1937 MAUDE YAGGI TO HOWARD B. PIGG,

1025

27914 MARSHALL & BRUCE CO. NASHVILLE

For and in consideration of the sum of ONE

AND OTHER CONSIDERATION THE RECEIPT OF SAME IS HEREBY ACKNOWLEDGED,
I , MAUDE YAGGI AND UNMARRIED WOMAN HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID HOWARD B.PIGG, AND HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
TRACT NO. 11 AND 12 IN BLOCK "A" OF THE KENNASTON ESTATES A RECORDED SUBDIVISION IN DAVIDSON COUNTY TENNESSEE, AS RECORDED IN BOOK -- PAGE-- OF THE REGISTER'S OFFICE DAVIDSON COUNTY TENNESSEE

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said HOWARD B. PIGG, AND HIS, heirs and assigns, forever, and I, HOWARD B. PIGG, do covenant with the said that I lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered

And I MAUDE YAGGI MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said land to the said HOWARD B. PIGG, AND HIS heirs and assigns, against the lawful claims of all persons whomsoever do further covenant and bind

Witness. MY hand, this 3RD day of NOVEMBER, 19 36
Witness:
MAUDE YAGGI

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, THOMAS E. THOMPSON a Notary Public in and for said County and State, the within-named MAUDE YAGGI, the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.
XXXXXXXXXXXXXXXX, wife of the said XXXXXXXXX, having appeared before me privately and apart from husband, the said acknowledged the execution of the said instrument to have been done XXXXXXXX freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein XXXXessed.

Witness my hand and official seal at OLD HICKORY Tennessee, this -- day of NOVEMBER, 19 36
Commission Expires 9 day of MAY, 19 38
(Seal.) THOMASSE. THOMPSON
Notary Public.

U.S.R.S $.50

RECEIVED APRIL 7TH, 1937 AT 11; 47 A.M.