NUMBER 88292 RECORDED MAY 19, 1937 ALBERT DULING, TR. TO F.M. WALDROP, ET UX

1025

7914 MARSHALL & BRUCE CO. NASHVILLE

For and in consideration of the sum of TEN ($10.00) AND NO/100 DOLLARS CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED; I, ALBERT DULING, TRUSTEE PURSUANT TO THE AUTHORITY VESTED IN ME BY THE TRUST HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID F.M. WALDROP AND WIFE, BESSIE WALDROP THEIR HEIRS ANDASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

THE WESTERLY ONE-HALF OF TRACT 6, BLOCK H, OF WOODLAWN 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 82, REGISTER'S OFFICE OF SAID COUNTY,

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 TWENTY-FIVE (25) 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 GALLATIN ROAD OR ANDERSON LANE, UPON WHICH EITHER RESIDENCES OR BUSINESS STORES MAY BE CONSTURCTED. RESIDENCES ERECTED UPON SAID PROPERTY SHALL CONTAIN NOT LESS THAN 450 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 TO 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 F.M. WALDROP AND WIFE, BESSIE WALDROP THEIR, heirs and assigns, forever, and F.M. WALDROP AND WIFE, BESSIE WALDROP do covenant with the said 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.

And I do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said F.M. WALDROP AND WIFE, BESSIE WALDROP, THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY hand, this 18TH day of MAY, 19 37

Witness: ALBERT DULING
TRUSTEE

STATE OF TENNESSEE, DAVIDSON COUNTY.

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

And X wife of the said, X having appeared before me privately and apart from husband, the said XX acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from X said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 18TH day of MAY, 19 37.

Commission Expires 17, day of OCTOBER, 19 39

(Seal.) LULU MURREY
Notary Public.

U.S.R.S. $.50¢

REC'D MAY 18, 1937 AT 11:06 A.M.



NUMBER 88345 RECORDED MAY 20, 1937. W. D. WILLIAMS ET UX TO HORACE G. HUDSON, ET UX.

1025

7914 MARSHALL & BRUCE CO. NASHVILLE

For and in consideration of the sum of FOUR HUNDRED THIRTY SEVEN & 50 ($437.50) DOLLARS FIFTY DOLLARS CASH IN HAND PAID THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER, WE, HORACE G. AND ROBERTA L. HUDSON EXECUTED OUR JOINT PROMISORY NOTE FOR $387.50 DUE ON OR BEFORE TWELVE MONTHS AFTER DATE WITH INTEREST AT 6% PAYABLE TO W. D. WILLIAMS, AND A LIEN IS HEREBY EXPRESSLY RETAINED ON THE WITHIN DESCRIBED LOT TO SECURE THE PAYMENT OF THIS NOTE AND INTEREST.

WE, W. D. WILLIAMS AND WIFE GRACE WILLIAMS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID HORACE G. HUDSON AND WIFE ROBERTA L. HUDSON, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

BEING LOT NO. 12 BLOCK "C" OF INGLEWOOD GOLF CUB SUB. A PLAT OF WHICH IS OF RECORD IN BOOK NO. 843, PAGE 65 OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY TENN.

THIS CONVEYANCE IS MADE SUBJECT TO CERTAIN RESTRICTIONS AS OF RECORD BOOK 918, PAGE 759 RODC TENN. AND ARE MADE A PART OF THIS CONVEYANCE AS MUCH AS IF COPIED HERE IN.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said W. D. WILLIAMS AND WIFE GRACE WILLIAMS, THEIR, heirs and assigns, forever, and WE do covenant with the said 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, W. D. WILLIAMS AND WIFE GRACE WILLIAMS do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said HORACE G. HUDSON AND WIFE, THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 8TH day of MARCH, 19 37.

Witness:

W. D. WILLIAMS
GRACE WILLIAMS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, H. A. VANTREASE a Notary Public in and for said County and State, the within-named W. D. WILLIAMS AND WIFE GRACE WILLIAMS, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And GRACE WILLIAMS, wife of the said W. D. WILLIAMS, having appeared before me privately and apart from HER husband, the said GRACE WILLIAMS 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 8TH day of MARCH, 19 37.

Commission Expires IN APRIL day of, 19

(Seal.) H. A. VANTREASE
Notary Public.

U.S.R.S. $0.50.

RECEIVED MAY 19, 1937, AT 10:00 A.M.