NUMBER 98704
JOHN R.BURTON, ET UX., TO R.B.PARKS, ET UX.
RECORDED DEC. 18, 1937.
1044

3211 MARSHALL & BRUCE CO. NASHVILLE

For and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLARS, CASH IN HAND PAID BY R.B. PARKS AND WIFE, STELLA PARKS AND THE TRANSFER OF OTHER REAL ESTATE, THE RECIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, JOHN R.BURTON AND WIFE, KATHLEEN R.BURTON, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID R.B.PARKS AND WIFE, STELLA PARKS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN THE 12TH., FORMERLY 21ST., CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE WEST BOUNDRY OF TRACT #1 OF THE G.A.MADDUX FARM LSNDS, CONVEYED TO JOHN R.BURTON, BEING THE S/W. CORNER OF THE 5 ACRE TRACT CONVEYED TO R.B. PARKS BY DEED WHICH IS OF RECORD IN BOOK 972, PAGE 557, OF THE REGISTERS OFFICE FOR SAID COUNTY; THENCE S. 2.4 POLES TO A POINT; THENCE N. 72 DEG. 42 MIN. 20.6 POLES, MORE OR LESS TO A POINT; THENCE S. 80 DEG. W. 20 POLES, MORE OR LESS; TO THE POINT OF BEGINNING, CONTAINING .154 ACRES, MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO JOHN R.BURTON ET UX BY DEED FROM THE POTTER-MATLOCK TRUST COMPANY BY DEED OF RECORD IN BOOK ___, PAGE ___, REGISTERS 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 R.B.PARKS AND WIFE, STELLA PARKS, THEIR, heirs and assigns, forever, and WE do covenant with the said R.B.PARKS AND WIFE, STELLA PARKS, THEIR, 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 JOHN R.BURTON AND WIFE, KATHLEEN R.BURTON, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said R.B.PARKS AND WIFE, STELLA PARKS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 4TH day of DECEMBER, 1937.

Witness:

JOHN R.BURTON

KATHLEEN R.BURTON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, G. W. ALLEN, a Notary Public in and for said County and State, the within-named JOHN R.BURTON, 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, 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 4TH day of DECEMBER, 1937.

Commission Expires ~~day of~~ JANUARY 6TH 1941. (Seal.) G.W.ALLEN, Notary Public.

STATE OF TENNESSEE,
DAVIDSON COUNTY.

PERSONALLY APPEARED BEFORE ME, W.F.TEASLEY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED KATHLEEN R.BURTON, THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, THIS __ DAY OF NOVEMBER, 1937.

(SEAL) W.F.TEASLEY,
NOTARY PUBLIC.

COM.EX. JAN.21, 1941.

RECED DEC. 17, 1937 AT 11:29 A.M.
MM

NUMBER 98717 RECORDED DEC. 18, 1937. GUARANTY MORTGAGE & LOAN CO. TO REALTY SALES CO.
1044

3171 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, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED; THE GUARANTY MORTGAGE & LOAN COMPANY, A CORPORATION, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TENNESSEE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID REALTY SALES COMPANY, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 19, BLOCK K, OF MADISON PARK, A SUB-DIVISION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, A PLAT OF WHICH SUB-DIVISION IS OF RECORD IN BOOK 421, PAGE 184, REGISTER'S OFFICE OF SAID COUNTY.

THEPROPERTY IS SOLD AND SHALL BE CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, COVENANTS AND CONDITIONS, TO WIT:

THAT THE PROPERTY HEREBY CONVEYED SHALL NOT BE USED FOR THE PURPOSE OF SELLING INTOXICATING DRINKS OR BEVERAGES OF ANY KIND. THAT NO PART OF THE PREMISES HEREIN CONVEYED SHALL BE SOLD, CONVEYED OR LEASED TO ANY PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT. THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS 6, 11 AND 12 OF BLOCK A COSTING LESS THAN $1,500.00. THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS NOS. 14 TO 24, INCLUSIVE, OF BLOCK B COSTING LESS THAN $2,000.00; AND NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS NOS. 2 TO 13, INCLUSIVE, OF BLOCK B COSTING LESS THAN $1,500.00. THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS NOS. 10 TO 26, INCLUSIVE, OF BLOCK C COSTING LESS THAN $1,500.00; AND NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS 1 TO 17, INCLUSIVE, OR BLOCK C COSTING LESS THAN $1,000.00. THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS NOS. 1 TO 31, INCLUSIVE, OF BLOCK D COSTING LESS THAN $1,000.00. THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS NOS. 1 TO 8, INCLUSIVE, AND LOTS NOS. 12 TO 14, INCLUSIVE, OF BLOCK F COSTING LESS THAN $1,000.00. THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS NOS. 1 TO 6, INCLUSIVE, AND 8 TO 17, INCLUSIVE, OF BLOCK G COSTING LESS THAN $1,500.00; AND NORESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS NOS. 18 TO 34, INCLUSIVE, OF SAIDK BLOCK G COSTING LESS THAN $1,000.00. THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS NOS. 1 TO 5, INCLUSIVE, OF BLOCK I COSTING LESS THAN $1,500.00; AND NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS 7 TO 22, INCLUSIVE, AND LOTS 25 TO 26, AND LOTS 28 TO 34, INCLUSIVE OF BLOCK I COSTING LESS THAN $1,000.00. THAT NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS NOS. 1 TO 16, INCLUSIVE, OF BLOCK J COSTING LESS THAN $1,000.00. THE COVENANTS AND RESTRICTIONS HEREIN PROVIDED SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE PRESENT AND SUBSEQUENT OWNERS OF EACH OF SAID LOTS FOR A PERIOD OF 20 YEARS FROM THE DATE HEREOF, AND IN ANY FUTURE CONVEYANCE THAT MAY BE MADE OF ANY OF THE PROPERTY HEREIN CONVEYED OR PART THEREOF, THERE WILL BE INSERTED IN THE DEED OF CONVEYANCE REFERENCE TO THE COVENANTS AND RESTRICTIONS PROVIDED FOR HEREIN.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said REALTY SALES COMPANY, ITS SUCCESSORS AND ASSIGNS, ~~heirs and assigns~~, forever, and THE GUARANTY MORTGAGE & LOAN COMPANY DOES XXX covenant with the said REALTY SALES COMPANY, 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 GUARANTY MORTGAGE & LOAN COMPANY, ITS SUCCESSORS AND ASSIGNS, ~~heirs and representatives~~, do further covenant and bind ITSELF, to warrant and forever defend the title to said land to the said REALTY SALES COMPANY, ITS SUCCESSORS & ASSIGNS, ~~heirs and assigns~~, against the lawful claims of all persons whomsoever.

~~Witness hand, this day of~~

IN WITNESS WHEREOF, THE GUARANTY MORTGAGE & LOAN CO., HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER, THIS THE 16 DAY OF DECEMBER, 1937.

~~Witness~~

(SEAL) GUARANTY MORTGAGE & LOAN CO.
BY: FRED C. DANCE, SECRETARY.

STATE OF TENNESSEE, DAVIDSON COUNTY. X

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

And 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 (Seal) X Notary Public.

STATE OF TENNESSEE, COUNTY OF DAVIDSON.
BEFORE ME, RENA B. REYNOLDS, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED FRED C. DANCE, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO, UPON OATH, ACKNOWLEDGED HIMSELF TO BE THE SECRETARY OF THE GUARANTY MORTGAGE & LOAN COMPANY, THE WITHIN NAMED BARGAINOR, A CORPORATION, AND THAT HE AS SUCH SECRETARY, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION, AND THAT SAID CORPORATION HAS NO CORPORATE SEAL.
WITNESS MY HAND AND SEAL AT OFFICE IN NASHVILLE, TENNESSEE, THIS THE 16TH DAY OF DECEMBER, 1937.

(SEAL) RENA B. REYNOLDS, NOTARY PUBLIC.

MY COM. EXPIRES JAN. 11, 1940.
U.S.R.S. $0.50.
RECEIVED DEC. 17, 1937, AT 3:00 P.M.
FH