460

NUMBER 17132 RECORDED APRIL 28,1939 JNO. S. BRANSFORD,ET UX TO CLARENCE W. VAUGHN

1079

For and in consideration of the sum of FOUR HUNDRED TWENTY & NO/100 - - - - - - - DOLLARS IN CASH, PAID BY CLARENCE W. VAUGHN TO JOHN S. BRANSFORD AND GLADYS T. ALTHAUSER, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE SAID JOHN S. BRANSFORD AND WIFE, HELEN D. BRANSFORD,AND GLADYS T. ALTHAUSER AND HUSBAND, W.E. ALTHAUSER,HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAID CLARENCE W. VAUGHN, AN UNMARRIED MAN, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS; TO WIT:

BEING LOT NO.87 ON THE MAP OF CAPITOL VIEW SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK 974, PAGES 52 AND 53, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.87 IS HEREBY CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH SHALL ATTACH TO AND RUN WITH SAID LAND UNTIL DECEMBER 31, 1950;

1. NEITHER THE PREMISES NOR ANY PART THEREOF SHALL BE SOLD, ALIENED, CONVEYED, DEVISED, OR BEQUEATHED TO ANY PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT, NOR SHALL ANY PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT ACQUIRE TITLE THERETO, EITHER IN FEE OR OTHERWISE, BUT THIS COVENANT DOES NOT PROHIBIT PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON SAID PREMISES IN THE CAPACITY OF SERVANTS.

2.NO RESIDENCE OR OTHER STRUCTURE SHALL BE ERECTED OR MAINTAINED ON SAID LOT COSTING LESS THAN TWO THOUSAND DOLLARS.

3. SAID PROPERTY SHALL BE USED FOR RESIDENCE PURPOSES AND NOT OTHERWISE.

4. NO RESIDENCE OR OTHER STRUCTURE SHALL BE ERECTED OR MAINTAINED ON SAID LOT CLOSER THAN FIFTY FEET OF THE EAST MARGIN OF ALHAMBRA CIRCLE.

5. NO GARAGE OR OTHER OUTBUILDING SHALL BE ERECTED OR MAINTAINED ON SAID LOT EXCEPT IN THE REAR OF THE PREMISES, EXCEPT THAT A GARAGE MAY BE CONSTRUCTED AS A PART OF THE RESIDENCE, PROVIDED IT IS OF THE SAME TYPE OF ARCHITECTURE AND OF THE SAME CLASS OF CONSTRUCTION AS TO BOTH MATERIALS AND WORKMANSHIP.
THE SAID CLARENCE W. VAUGHN, HIS HEIRS AND ASSIGNS, IS HEREBY GIVEN THE PRIVILEGE OF MAKING ONE WATER TAP ONTO THE WATER MAIN IN ALHAMBRA CIRCLE IN FRONT OF SAID LOT 87, WITHOUT COST TO HIM FOR THE PRIVILEGE OF MAKING SAID TAP, THE SAME TO BE USED FOR RESIDENCE PURPOSES ONLY, FOR THE EXCLUSIVE USE AND BENEFIT OF SAID LOT 87 SHALL NOT SERVE OTHER PROPERTY, AND SHALL SERVE ONLY A SINGLE RESIDENCIAL ESTABLISHMENT AND ACCOMPANYING OUTBUILDINGS.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said CLARENCE W. VAUGHN, AN UNMARRIED MAN, HIS, heirs and assigns, forever, and WE do covenant with the said CLARENCE W. VAUGHN 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 EXCEPT BY THE 1939 TAXES, WHICH THE PURCHASER HEREBY ASSUMES AND AGREES TO PAY. AND JOHN S. BRANSFORD AND WIFE, HELEN D. BRANSFORD, AND GLADYS T. ALTHAUSER AND And HUSBAND, W.E. ALTHAUSER, do further covenant and bind THEMSELVES, THEIR heirs and representatives, to warrant and forever defend the title to said land to the said CLARENCE W. VAUGHN, AN UNMARRIED MAN, HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 25TH day of APRIL, 1939.

WXXX: JOHN S. BRANSFORD
HELEN D.BRANSFORD
GLADYS T. ALTHAUSER W.E.ALTHAUSER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARTIN SETTLE a Notary Public in and for said County and State, the within-named JOHN S. BRANSFORD AND WIFE, HELEN D. BRANSFORD AND GLADYS T. ALTHAUSER AND HUSBAND, W.E. ALTHAUSER the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY 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 26TH day of APRIL, 1939.

Commission Expires 9 day of JULY, 1941. (Seal.) MARTIN SETTLE Notary Public.

U.S.R.S. $.50¢
REC'D APRIL 27,1939 AT 12:05 P.M.

NUMBER 17131 RECORDED APRIL 28, 1939. PAUL JOHNSON, ET AL TO JAMES C. COX, ET UX. 461

1079

For and in consideration of the sum of SEVEN HUNDRED FIFTY ($750.00) DOLLARS, CASH IN HAND PAID BY JAMES C. COX, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED; WE, PAUL JOHNSON, ONE OF THE HEIRS AT LAW OF ED JOHNSON, AND WIFE, HATTIE MAE JOHNSON, OWNERS OF A ONE-SIXTH INTEREST IN THE PROPERTY HEREINAFTER DESCRIBED; JAMES Z. JOHNSON, ONE OF THE HEIRS AT LAW OF ED JOHNSON, AND WIFE, MABEL JOHNSON, OWNERS OF A ONE-SIXTH INTEREST IN SAID PROPERTY; AND LARKIN LUTHER JOHNSON, ONE OF THE HEIRS AT LAW OF ED JOHNSON, OWNER OF A ONE-SIXTH INTEREST IN SAID PROPERTY, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JAMES C. COX, AND WIFE, MYRTLE V. COX, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE,DESCRIBED AS FOLLOWS, TO WIT:

IT BEING THE ISLAND KNOWN AS ROBERTSON ISLAND, LYING IN THE CUMBERLAND RIVER BETWEEN A HALF A MILE AND ONE MILE ABOVE THE MOUTH OF RICHLAND CREEK, A SHORT DISTANCE BELOW WHAT IS KNOWN AS WEST NASHVILLE, AND CONTAINING, BY SUPPOSITION, 18 ACRES, MORE OR LESS. IT IS WHAT WAS THE OLD 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, AND BEING THE SAME PROPERTY CONVEYED BY JENNIE EWING MORROW AND JAMES L. MORROW TO THE SAID ED JOHNSON, AS OF RECORD IN BOOK 367, PAGE 647, R.O.D.C., 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 JAMES C. COX AND WIFE, MYRTLE V. COX, THEIR heirs and assigns, forever, and WE do covenant with the said JAMES C. COX AND WIFE, MYRTLE V. COX, 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 EXCEPT FOR THE TAXES FOR THE YEAR 1939, WHICH THE VENDEES ASSUME.

And WE, PAUL JOHNSON, JAMES Z. JOHNSON, AND LARKIN LUTHER JOHNSON do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said JAMES C. COX AND WIFE, MYRTLE V. COX, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever. THEIR ONE-HALF INTEREST ONLY

Witness OUR hand S, this APRIL 27 day of - PAUL JOHNSON, 1939.

Witness: J. P. BUCHANAN. HATTIE MAE JOHNSON
LARKIN LUTHER JOHNSON
JAMES Z. JOHNSON
MABEL JOHNSON.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARTHA L. BARTH, a Notary Public in and for said County and State, the within-named PAUL JOHNSON AND WIFE, HATTIE MAE JOHNSON; AND LARKIN LUTHER JOHNSON, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY 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 - day of APRIL, 1939.

Commission Expires 2 day of JULY, 1939. (Seal.) MARTHA L. BARTH, Notary Public.

STATE OF CALIFORNIA, LOS ANGELES COUNTY.
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED JAMES Z. JOHNSON AND WIFE, MABEL JOHNSON, THE BARGAINORS, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
WITNESS MY HAND AND OFFICIAL SEAL AT LOS ANGELES, CALIFORNIA, THIS 24TH DAY OF APRIL, 1939.

(SEAL) MAUDE M. DEVINE
NOTARY PUBLIC.

COMMISSION EXPIRES APRIL 16TH, 1940.
U.S.R.S. $1.00.
RECEIVED APRIL 27, 1939, AT 11:26 A.M.