NUMBER 19879 RECORDED JUNE 17,1939 EUGENE H.FLETCHER TO C.E. WOODALL,ET UX

1079

For and in consideration of the sum of THREE HUNDRED NINETY & NO/100 ($390.00) DOLLARS CASH IN HAND PAID BY CARL EVERETT WOODALL AND WIFE, LILLIAN CAIN WOODALL,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

I,EUGENE H.FLETCHER (A SINGLE MAN) HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CARL EVERETT WOODALL AND WIFE, LILLIAN CAIN WOODALL, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT #48 AND THE EAST ONE-HALF OF LOT #49 ON THE MAP SHOWING RE-SUBDIVISION OF EASTDALE PLACE, AS OF RECORD IN BOOK 974, PAGE 22, REGISTER'S OFFICE DAVIDSON COUNTY,TENNESSEE.

SAID LOT #48 AND THE EAST ONE-HALF OF LOT #49 TOGETHER FRONT 90 FEET ON THE NORTHERLY SIBE OF PLYMOUTH AVENUE AND EXTEND BACK 180 FEET TO A DEAD LINE AND SHOW 90 FEET ON SAID DEAD LINE.

AND BEING PART OF THE SAME PROPERTY CONVEYED TO EUGENE H.FLETCHER BY DEED OF COMMERCE UNION BANK, TRUSTEE, OF RECORD IN BOOK 1038, PAGE 480, R.O.D.C.,TENNESSEE.

AND THE COMMERCE UNION BANK,BEING THE LAWFUL OWNER AND HOLDER OF THE NOTE FOR $9.350.00 SECURED BY A DEED OF TRUST TO MARVIN K.B ARRY, TRUSTEE, OF RECORD IN BOOK 1039 PAGE 116 JOINS IN THIS INSTRUMENT FOR THE SOLE PURPOSE OF RELEASING THE LIEN RETAINED IN SAID DEED OF TRUST ON THE PROPERTY HEREINBEFORE DESCRIBED, AND NO FURTHER OR OTHERWISE.

IT IS EXPRESSLY STIPULATED AND AGREED BY THE PARTIES AS FOLLOWS:

FIRST: THAT NO BUTCHER SHOP, STORE, FACTORY, OR OTHER BUSINESS OF ANY KIND, HOSPITAL, ASYLUM, OR INSTITUTION OF LIKE OR KINDRED NATURE, AND NO CHARITABLE INSTITUTION SHALL BE ERECTED AND MAINTAINED ON PROPERTY HEREBY CONVEYED, BUT THE PREMISES SHALL BE OCCUPIED AND USED FOR RESIDENCE PURPOSES ONLY AND NOT OTHERWISE.

SECOND: THAT NO DWELLING COSTING LESS THAN THREE THOUSAND ($3000.00)DOLLARS SHALL BE ERECTED OR KEPT ON THE PROPERTY HEREIN CONVEYED.

THIRD: THAT NO DWELLING OR RESIDENCE OR OTHER STRUCTURE SHALL BE ERECTED OR KEPT ON THE PROPERTY HEREIN CONVEYED, WHOLLY OR PARTLY, WITHIN 35 FEET OF THE FRONT LINE OF THE STREET OR AVENUE ON WHICH IT FRONTS, AND NO GARAGE, COAL HOUSE OR OTHER OUT, HOUSE BUILDING, SHALL BE ERECTED OR KEPT ON SAID PROPERTY WHOLLY OR PARTLY WITHIN 80 FEET OF THE FRONT OF SAID STREET OR AVENUE ON WHICH SAID PROPERTY FRONTS.

FOURTH:THAT THE PREMISES NOR ANY PART OF THE PROPERTY HEREIN CONVEYED SHALL NOT BE SOLD, ALIENED, CONVEYED OR DEVISED TO ANY PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT, AND THAT NO PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT SHALL ACQUIRE TITLE THEREIN IN FEE OR OTHERWISE OR AS TENANTS OR LESSEES, BUT THIS COVENANT DOES NOT PRECLUDE OR PROHIBIT PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING IN THE CAPACITY OF SERVANTS ON SAID PREMISES.

FIFTH: IT IS FURTHER CONTRACTED AND AGREED THAT THESE COVENANTS AND AGREEMENTS ARE EXPRESS COVENANTS WHICH RUN WITH THE LAND AND SHALL BE BINDING UPONTHE PURCHASER AND EVERY PURCHASER OR OWNER SUCCEEDING TO THIS LAND TO AND INCLUDING THE 1ST DAY OF JANUARY,1944.

PURCHASER ASSUMES TAXES FOR THE YEAR 1939.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said CARL EVERETT WOODALL AND WIFE, LILLIAN CAIN WOODALL,THEIR, heirs and assigns, forever, and I do covenant with the said CARK EVERETT WOODALL AND WIFE, LILLIAN CAIN WOODALL 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 EXCEPT FOR TAXES WHICH THE PURCHASER ASSUMES.

And I,EUGENE H.FLETCHER do further covenant and bind MYSELF ,MY heirs and representatives, to warrant and forever defend the title to said land to the said CARL EVERETT WOODALL AND WIFE, LILLIAN CAIN WOODALL,THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 16TH day of JUNE 19 39.

EUGENE H.FLETCHER

Witness: IN WITNESS WHEREOF THE COMMERCE UNOON BANK HAS CAUSED ITS NAME TO BE SIGNED BY ITS TURST OFFICER AND ITS CORPORATE SEAL TO BE AFFIXED AND ATTESTED BY ITS ASSISTANT TRUST OFFICER ON THIS 16TH DAY OF JUNE,1939.

ATTEST: C.D.RIPPY,ASST.TRUST OFFICER. (SEAL) COMMERCE UNION BANK

BY J.H. TIDMAN

TRUST OFFICER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, RENA B. REYNOLDS a Notary Public in and for said County and State, the within-named EUGENE H.FLETCHER,(A SINGLE MAN) the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

And C wife of the said 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 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 16TH day of JUNE, 19 39.

Commission Expires 11 day of JAN, 1940. (Seal.) RENA B. REYNOLDS Notary Public.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

ONTTHIS 16TH DAY OF JUNE,1939, BEFORE ME, RENA B. REYNOLDS A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,APPEARED J.H. TIDMAN AND C.D. RIPPY TO ME PERSONALLY KNOWN, WHO ,BEING BY ME DULY SWORN, DID SAY THAT THEY ARE TRUST OFFICER AND ASST. TRUST ORFICER, RESPECTIVELY, OF THE COMMERCE UNION BANK, A CORPORATION,AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THE SAID J.H. TIDMAN AND C.D. RIPPY ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT OFFICE IN NASHVILLE,TENNESSEE,ON THIS THE DAY AND DATE AFORESAID.

(SEAL) RENA B. REYNOLDS, NOTARY PUBLIC

COM.EXPIRES JAN 11TH,1940

U.S.R.S. $3.50

REC'D JUNE 16,1939 AT 10:31 A.M.

NUMBER 19985 RECORDED JUNE 19,1939 ARCH RONEY TO A.W. TREPPARD ET UX

1079

For and in consideration of the sum of ONE AND 00/100 -($1.00) ----- DOLLARS CASH IN HAND PAID,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATIONS,THE RECEIPT OF WHICH ARE ALSO ACKNOWLEDGED,

1, ARCH RONEY, A WIDOWER, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A.W. TREPPARD AND WIFE, MATTIE TREPPARD, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE SOUTHERLY THIRTY FEET OF LOT NUMBER "THREE (3) OF THE SUBDIVISION OF THE NARCISSA SMITH PROPERTY IN NASHVILLE, TENNESSEE. SAID PART OF SAID LOT NO.3 BEGINS AT THE NORTHWESTERLY CORNER OF CUMBERLAND AND JACKSON STREETS; RUNNING THENCE NORTHERLY ALONG THE WESTERLY MARGIN OF SAID CUMBERLAND STREET THIRTY FEET TO A POINT;THENCE WESTERLY AND AT RIGHT ANGLES TO SAID STREET, AND PARALLEL TO JACKSON STREET,140 FEET TO AN ALLEY;THENCE SOUTHERLY WITH THE EASTERLY MARGIN OF SAID ALLEY THIRTY FEET TO JACKSON STREET;THENCE WITH THE NORTHERLY MARGIN OF SAID STREET, EASTERLY,140 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ARCH RONEY AND WIFE, JARONEY RONEY, BY DEED FROM BRANSFORD REALTY COMPANY,DATED AUGUST 1,1924, AND RECORDED IN BOOK NO.578 PAGE 218, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE, THE SAID JARONEY RONEY HAVING SINCE DIED.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said A.W. TREPPARD AND WIFE , MATTIE TREPPARD,THEIR, heirs and assigns, forever, and I do covenant with the said A.W. TREPPARD AND WIFE, MATTIE TREPPARD 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 EXCEPT BY TAXES FOR 1939 WHICH ARE ASSUMED BY THE PURCHASER.

And I,ARCH RONEY, do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said land to the said A.W. TREPPARD AND WIFE, MATTIE TREPPARD,THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 15. day of JUNE, 19 39.

Witness: XXXXX ARCH RONEY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JNO.D. SHARPE a Notary Public in and for said County and State, the within-named ARCH RONEY 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 X 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 15 day of JUNE, 19 39.

Commission Expires 4 day of JAN, 19 43 (Seal.) JNO.D. SHARPE Notary Public.

U,S,R,S, $1.00

REC'D JUNE 19,1939 AT 1:05 P.M.