NUMBER 24451 RECORDED SEPT 8,1939 H.A. EAKES ET UX TO ERNEST E. MARTIN ET UX

1079

BROWN-MARSHALL PRINTING CO., NASHVILLE

For and in consideration of the sum of ($150.00) ONE HUNDRED,FIFTY AND 00/100 - DOLLARS CASH IN HAND PAID BY ERNEST E. MARTIN, AND WIFE, MARGUERITE M.MARTIN,

RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, H.A. EAKES AND WIFE, GLAYDS VIRGINIA EAKES HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ERNEST E. MARTIN AND WIFE, MARGUERITE M.MARTIN,THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NUMBER 72 ON THE PLAN OF JOYWOOD, AS OF RECORD IN BOOK 974,PAGE 45, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

SAID LOT NUMBER 72 FRONTS FIFTY (50) FEET ON THE NORTHERLY SIDE OF EDWARDS AVENUE AND RUNS BACK BETWEEN PARALLEL LINES ,175 FEET TO A DEAD LINE, AND MEASURES 50 FEET ON SAID DEAD LINE.

BEING PART OF THE PROPERTY CONVEYED TO H.A. EAKES AND WIFE, GLADYS VIRGINIA EAKES BY DEED FROM ALLEN DOBSON AND WIFE MARTHA BALLARD DOBSON, OF RECORD IN BOOK __ PAGE __ OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

PURCHASERS AGREE TO ABIDE BY THE RESTRICTIVE COVENANTS AS SET OUT IN AN INSTRUMENT EXECUTED BY ALLEN DOBSON AND RECORDED IN BOOK 1066, PAGE 101, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE AND THE ADDITIONAL RESTRICTIONS CONTAINED IN AN INSTRUMENT EXECUTED BY ALLEN DOBSON ET AL, OF RECORD IN BOOK 1086 PAGE 208 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

TAXES FOR THE YEAR 1939 ASSUMED BY PURCHASERS.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said ERNEST E. MARTIN AND WIFE, MARGUERITE M. MARTIN ,THEIR, heirs and assigns, forever, and WE do covenant with the said ERNEST E. MARTIN AND WIFE MARGUERITE M.MARTIN 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, H.A. EAKES AND WIFE, GLADYS VIRGINIA EAKES do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said ERNEST E. MARTIN AND WIFE MARGUERITE M. MARTIN,THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 5TH day of SEPTEMBER, 1939.

WXXX
X

H.A. EAKES
GLADYS VIRGINIA EAKES

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JAS K. HEAD a Notary Public in and for said County and State, the within-named H.A.EAKES AND WIFE GLADYS VIRGINIA EAKES 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 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 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 5TH day of SEPT, 19 39.

Commission Expires 10 day of -- 4-42., 19--

(Seal.) JAS K. HEAD
Notary Public.

U.S.R.S. $.50¢
REC'D SEPT 8 1939 AT 8:44 A.M.

NUMBER 24356 RECORDED SEPT 6,1939 NELLIE T. STOKES, ET VIR TO A.L.RAWLS, ET AL

1079

BROWN-MARSHALL PRINTING CO., NASHVILLE

For and in consideration of the sum of TWO HUNDRED AND NO /100 ($200/00) - DOLLARS CASH IN HAND PAID, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, NELLIE T. STOKES AND HUSBAND, WALTER STOKES, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID A.L. RAWLS AND B.L. LOWE THEIR HEIRS AND ASSIGNS , A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY,TENNESSEE, BEING PART OF LOT NO.42 OF BLOCK "A" ON THE FINAL PLAT OF WALTER STOKES HOME PLACE SUBDIVISION NO.1, OF RECORD IN BOOK 974 PAGE 92,REGISTER'S OFFICE FOR SAID COUNTY,DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE APRIL 26, 1927 BY ERLE DRAKE, COUNTY SURVEYOR, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF LOMBARDY AVENUE 205 FEET EAST OF THE SOUTHEAST CORNER OF SAID AVENUE AND HILLSBORO ROAD;THENCE SOUTHERLY 224.3 FEET MORE OR LESS TO A STAKE WHICH IS 211 FEET EAST OF THE EASTERLY MARGIN OF HILLSBORO ROAD;SAID STAKE ALSO BEING 100 FEET EAST OF THE SOUTHEAST CORNER OF THE LOT CONVEYED TO W.R. DALTON BY DEED FROM WALTER STOKES AND WIFE, OF RECORD IN BOOK 1009, PAGE 86, R.O.D.C. SAID REGISTER'S OFFICE;THENCE EASTERLY ALONG DALTON'S SOUTHERLY LINE IF THE SAME WERE EXTENDED 20 FEET TO A POINT;THENCE NORTHERLY 226 FEET MORE OR LESS TO A POINT IN THE SOUTHERLY MARGIN OF LOMBARDY AVENUE; THENCE WITH THE MARGIN OF THE SAME WESTERLY 20 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO NELLIE T. STOKES BY DEED FROM WALTER STOKES OF RECORD IN BOOK 1044, PAGE 589, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID PROPERTY IS CONVEYED SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN AN AGREEMENT BETWEEN WALTER STOKES, ET AL, OF RECORD IN BOOK 662, PAGE 807, R.O.D.C. TENNESSEE,ALSO RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT OF RECORD IN BOOK 1108, PAGE 76, 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 A.L. RAWLS AND B.L. LOWE, THEIR, heirs and assigns, forever, and WE A.L. RAWLS AND B.L. LOWE, do covenant with the said lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered that WE ARE

And WE OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said A.L. RAWLS AND B.L. LOWE,THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 2ND day of SEPTEMBER, 19 39.

Witness XXXX

WALTER STOKES
NELLIE T. STOKES

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, CASKEY KNOTT a Notary Public in and for said County and State, the within-named NELLIE T. STOKES AND HUSBAND,WALTER STOKES 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 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 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 5TH day of SEPTEMBER, 19 39.

Commission Expires 7 day of JAN, 19 41.

(Seal.) CASKEY KNOTT
Notary Public.

U.S.R.S. $.50¢
REC'D SEPT 5,1939 AT 3:31 P.M.