HEIGHTS ABOVE MENTIONED.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM OF $1.00 CASH, TO US IN HAND PAID, WE, THOMAS S. LYONS AND WIFE, LETITIA P. LYONS DUE HEREBY TRANSFER, RELINQUISH AND CONVEY ALL OUR RIGHTS, TITLE AND INTEREST IN AND TO SAID HOOPER STREET ABOVE MENTIONED AND IN AND TO SAID FIFTEEN FOOT ALLEY IN AND ABOVE MENTIONED, TO S. P. DEVAULT, HIS HEIRS AND ASSIGNS.

WITNESS OUR HANDS THIS 28TH DAY OF APRIL, 1938.

THOMAS S. LYONS

LETITIA P. LYONS

STATE OF TENNESSEE)
DAVIDSON COUNTY ) SS
)

PERSONALLY APPEARED BEFORE ME, JOE W. RIVES, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN MENTIONED THOMAS S. LYONS AND WIFE, LETITIA P. LYONS, THE BARGAINORS, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGE THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND SEAL AT NASHVILLE, TENNESSEE, THIS 27 DAY OF APRIL, 1938.

(SEAL) JOE W. RIVES,
NOTARY PUBLIC.

M COM. EXPIRES: 7/2/39

RECEIVED MAY 10, 1938, AT 2:36 P.M.
FH

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NUMBER 105456

RECORDED MAY 12, 1938.

V.
J.A.E.

ANNE B. WALLACE, ET AL.

TO DEED

CHARLES RUNCIE CLEMENTS, ET UX.

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED & 00/100 ($700.00) DOLLARS TO US CASH IN HAND PAID BY CHARLES RUNCIE CLEMENTS, JR. AND WIFE, VALERIA HUGHES CLEMENTS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,-

WE, ANNE B. WALLACE AND HUSBAND, M. HAMILTON WALLACE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CHARLES RUNCIE CLEMENTS, JR., AND WIFE VALERIA HUGHES CLEMENTS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: (SEE X BELOW) BEGINNING AT A POINT IN THE NORTH MARGIN OF CLARENDON AVENUE 15.45 FEET WEST OF THE COMMON CORNER OF LOTS NOS. 7 AND 8 IN SAID SUBDIVISION; RUNNING THENCE WESTERLY ALONG THE NORTHERLY MARGIN OF CLARENDON AVENUE 25 FEET TO A POINT IN THE EASTERLY BOUNDARY LINE OF THE PROPERTY HERETOFORE CONVEYED TO CHARLES RUNCIE CLEMENTS, JR. AND WIFE VALERIA HUGHES CLEMENTS, BY DEED OF RECORD IN BOOK 981, PAGE 335, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; RUNNING THENCE NORTHERLY ALONG SAID EASTERLY BOUNDARY OF SAID CLEMENTS' PROPERTY, 205.9 FEET, MORE OR LESS, TO A POINT IN THE REAR BOUNDARY LINE OF SAID LOT NO. 8, WHICH POINT IS 65 FEET EAST OF THE COMMON CORNER OF SAID LOTS NOS. 8 AND 9 IN SAID SUBDIVISION; THENCE EASTERLY ALONG THE REAR BOUNDARY LINE OF SAID LOT NO. 8, 22 FEET TO A POINT; THENCE IN A STRAIGHT LINE, SOUTHERLY, 205.9 FEET, MORE OR LESS, TO THE POINT OF THE BEGINNING, BEING PART OF THE PROPERTY CONVEYED TO ANNE B. WALLACE BY DEED FROM JOHNSON BRANSFORD AND WIFE, RECORDED IN BOOK

(X) BEING A PART OF LOT NO. 8 IN DEERFIELD- A SUBDIVISION OF PART OF THE HOME PLACE OF JOHNSON BRANSFORD AND WIFE, ANNA MARY BRANSFORD, A PLAN OF WHICH IS OF RECORD IN BOOK 547, PAGES 191 AND 192, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF SAID LOT NO. 8 IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:



881, PAGE 358, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,-

TO HAVE AND TO HOLD THE SAME TO THE SAID CHARLES RUNCIE CLEMENTS, JR. AND WIFE, VALERIA HUGHES CLEMENTS, AS TENANTS BY THE ENTIRETY, THEIR HEIRS AND ASSIGNS, FOREVER, IN FEE SIMPLE.

WE COVENANT THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID PROPERTY, HAVE A GOOD RIGHT TO CONVEY IT, AND THAT THE SAME IS UNINCUMBERED EXCEPT BY TAXES FOR THE YEAR 1938, THE SAME TO BE PRORATED AS OF THIS DATE,-

WE FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE THERETO, AND EVERY PART THEREOF, UNTO THE SAID CHARLES RUNCIE CLEMENTS, JR. AND WIFE, VALERIA HUGHES CLEMENTS, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER,-

WE AS THE OWNERS OF LOT NO. 7 AND THE ADJOINING 15.45 FEET OF LOT NO. 8 OF SAID SUBDIVISION FURTHER COVENANT AND AGREE FOR OURSELVES, OUR HEIRS, ASSIGNS AND REPRESENTATIVES THAT INSOFAR AS SAID RESTRICTIVE COVENANTS APPEARING IN BOOK 445, PAGE 563, AND BOOK 736, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE ARE CONCERNED, THAT THE REMAINING 15.45 FEET OF SAID LOT NO. 8 SHALL BE DEEMED AND CONSIDERED A PART OF SAID LOT NO. 7, AND THAT THOSE COVENANTS WHICH NOW APPLY TO LOT NO. 7 SHALL APPLY TO BOTH LOT NO. 7 AND SAID ADDITIONAL 15.45 FEET OF LOT NO. 8 AS A WHOLE, AND THAT ONLY ONE RESIDENCE SHALL BE ERECTED THEREON, THIS COVENANT TO EXPIRE ON DECEMBER 31, 1975, WHICH LATTER RESTRICTION MAY BE MODIFIED, OR ENTIRELY REMOVED, BY THE WRITTEN CONSENT OF CHARLES RUNCIE CLEMENTS, JR. AND WIFE, VALERIA HUGHES CLEMENTS, THE PRESENT OWNERS OF LOT #9 AND THE WESTERLY PART OF LOT #8 IN SAID SUBDIVISION, THEIR HEIRS AND ASSIGNS.

WE FURTHER AGREE THAT IF AND WHEN A SALE OR SALES OF SAID LOT NO. 7 AND PART OF LOT NO. 8 ARE MADE THAT THE DEED OR DEEDS CONVEYING SAME SHALL CONTAIN A RESTRICTIVE COVENANT TO THIS EFFECT.

SAID PROPERTY IS CONVEYED TO THE SAID CHARLES RUNCIE CLEMENTS, JR. AND WIFE VALERIA HUGHES CLEMENTS, THEIR HEIRS AND ASSIGNS, SUBJECT TO THE CONDITIONS, LIMITATIONS AND RESTRICTIONS AS SET FORTH IN THE INSTRUMENTS APPEARING IN BOOK 445, PAGE 563, AND BOOK 736, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WITNESS OUR HANDS, THIS THE 20TH DAY OF APRIL, 1938.

ANNE B. WALLACE

M. HAMILTON WALLACE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, MARTIN SETTLE, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, THE WITHIN NAMED ANNE B. WALLACE AND HUSBAND, M. HAMILTON WALLACE, THE BARGAINORS, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS THE 10TH DAY OF MAY, 1938.

(SEAL) MARTIN SETTLE, NOTARY PUBLIC.

MY COM. EXPIRES JULY 9, 1941.

U.S.R.S. $1.00.
RECEIVED MAY 10, 1938, AT 1:08 P.M.
FH

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