NUMBER 3860 RECORDED AUG 12,1938 J.A. DALE ET UX TO LELA D.DIXON

1982

SMITH MARSHALL & BRUCE CO., NASHVILLE

For and in consideration of the sum of FOUR HUNDRED AND FIFTY AND NO/100($450.00) DOLLARS CASH TO US IN HAND PAID BY MRS. LELA DORTCH DIXON,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J.ATCHISON DALE AND WIFE, MAME S. DALE HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MRS. LELA DORTCH DIXON, HER 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.8 ON THE PLAN OF THE ORIGINAL MAP OF WEST END PARK, AS OF RECORD IN BOOK 161, PAGE 47, REGISTER'S OFFICE FOR SAID COUNTY, ALSO SHOWN ON THE REVISED MAP OF WEST END PARK, AS OF RECORD IN BOOK 421, PAGES 82 AND 83, SAID REGISTER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHEASTERLY MARGIN OF FAIRMONT DRIVE, FORMERLY PARK OR FIRST STREET, AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO LELA DORTCH DIXON,BY DEED FROM J.A. CAYCE AND WIFE, OF RECORD IN BOOK 626, PAGE 438, SAID REGISTER'S OFFICE;THENCE WITH SAID DRIVE SOUTHWESTWARDLY 15 FEET;THENCE SOUTHEASTWARDLY 270 FEET, MORE OR LESS,TO THE NORTHWESTERLY LINE OF LOT NO.2 ON SAID PLAN;THENCE WITH SAID LINE NORTH 36° 45' EAST 15 FEET TO THE SOUTHEAST CORNER OF SAID DIXON PROPERTY;THENCE WITH THE SOUTHWESTERLY LINE OF SAID DIXON PROPERTY NORTHWESTWARDLY 262.6 FEET, MORE OR LESS,TO THE BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO J. ATCHISON DALE BY DEED FROM WEST END PARK, OF RECORD IN BOOK 581, PAGE 355, SAID REGISTER'S OFFICE.

THIS PROPERTY IS ENCUMBERED BY CERTAIN CONDITIONS ,LIMITATIONS AND RESTRICTIONS FULLY SET FORTH IN A DEED FROM THE WEST END PARK TO J.ATCHISON DALE, OF RECORD IN BOOK 581 PAGE 355, R.O.D.C., TENNESSEE, AND THIS CONVEYANCE IS MADE SUBJECT TO THOSE RESTRICTIONS.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MRS. LELA DORTCH,DIXON, HER, heirs and assigns, forever, and WE do covenant with the said MRS. LELA DORTCH DIXON 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 AS ABOVE SET FORTH.

And WE, J.ATCHISON DALEAND WIFE, MAME S. DALE do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said MRS. LELA DORTCH DIXON, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 10TH day of AUGUST 1938.

Witness: J.ATCHISON DALE
MAME S. DALE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ROBERT LUSK a Notary Public in and for said County and State, the within-named J.ATCHISON DALE AND WIFE, MAME S. DALE 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 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 said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 10TH day of Aug, 1938.

Commission Expires 7 day of [illegible], 1940 (Seal.) ROBERT LUSK Notary Public.

U.S.R.S. $.50¢
REC'D AUG 11,1938 AT 1:40 P.M.

NUMBER 3841 RECORDED AUG 12,1938 J.E. BALLARD ET UX TO P.B.SLOVER

1982

SMITH MARSHALL & BRUCE CO., NASHVILLE

For and in consideration of the sum of EIGHT HUNDRED ($800.00) - - - DOLLARS CASH IN HAND PAID,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J.EDWIN BALLARD AND WIFE, DOROTHY BALLARD HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID PHILLIPS B. SLOVER, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
LAND IN THE 7TH, FORMERLY THE10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

BEING LOT NO.50-B ON THE PLAN OF THE BATTLEFIELD ESTATES, SECTION 1, OF RECORD IN PLAN BOOK 843, PAGES 96 AND 97, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO.50-B FRONTS 75 FEET ON THE NORTHERLY SIDE OF EAST CLAYTON AVENUE, AND EXTENDS BACK BETWEEN PARALLEL LINES 242 FEET TO THE SOUTHERLY LINE OF LOT NO.25. BEING THE SAME PROPERTY CONVEYED TO J.EDWIN BALLARD AND WIFE, DOROTHY BALLARD BY DEED FROM NASHVILLE TRUST COMPANY, A CORPORATION,OF RECORD IN BOOK 972, PAGE 165, R&O.D.C. TENNESSEE.
THE SELLERS HAVE PAID TAXES FORTHE DATE OF THIS DEED.
SAID LAND ABOVE DESCRIBED IS CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH SHALL BECOMENANTS RUNNING WITH THE LAND, BINDING ON THE GRANTEES, THEIR HEIRS AND ASSIGNS FOR A PERIOD OF TWENTY YEARS FROM MARCH 1ST,1935 AS FOLLOWS:
1. SAID LAND SHALL NOT BE SOLD, LEASED OR CONVEYED TO PERSONS OF AFRICAN BLOOD OR DESCENT, OR OCCUPIED BY ANY SUCH PERSONS, EXCEPT IN THE CAPACITY OF SERVANTS.
2. NO RESIDENCE SHALL BE ERECTED ON SAID PROPERTY AT A COST OF LESS THAN $3000.00, AND ANY SUCH RESIDENCE SHALL BE NOT LESS THAN 40 FEET FROM THE NORTHERLY MARGIN OF EAST CLAYTON AVENUE.
3. SAID LAND SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES.
4. THESE RESTRICTIONS MAY BE VACATED AND NULLIFIED BY THE WRITTEN CONSENT AND APPROVAL OF THE MAJORITY OF LOT OWNERS, OWNING THE TITLE TO LOTS FRONTING THE SAID EAST CLAYTON AVENUE, LOCATED IN THE SAID BATTLEFIELD ESTATES,SECTION 1, AND UPON SUCH MAJORTIY ENTERING INTO A WRITTEN AGREEMENT TO SUCH EFFECT, UPON THE RECORDING OF SUCH AN INSTRUMENT IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE, THE SAID RESTRICTIONS SHALL THEREUPON STAND VACATED AND NULLEFIED IN KEEPING WITH TERMS OF SUCH AGREEMENT.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said PHILLIPS B. SLOVER, HIS, heirs and assigns, forever, and WE do covenant with the said PHILLIPS B. SLOVER 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, J.EDWIN BALLARD AND WIFE, DOROTHY BALLARD do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said PHILLIPS B. SLOVER, HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 11TH day of AUGUST 1938.

J.EDWIN BALLARD
DOROTHY BALLARD

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARY E. MYERS a Notary Public in and for said County and State, the within-named J.EDWIN BALLARD AND WIFE, DOROTHY BALLARD 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 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 said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 11TH day of AUGUST, 1938.

Commission Expires 5 day of AUG, 1942 (Seal.) MARY E. MYERS Notary Public.

U.S.R.S. $1.00
REC'D AUG 11,1938 AT 10:39 A.M.