NUMBER 4264 WILSON W. COILE TO RUTH C. STAHLMAN RECORDED AUG. 19, 1938
1085

MARSHALL & BRUCE CO., NASHVILLE

For and in consideration of the sum of EIGHTY-THREE HUNDRED ($8300.00) DOLLARS CASH IN HAND PAID TO ME, THE UNDERSIGNED, WILSON W. COILE, A WIDOWER, BY RUTH C. STAHLMAN, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, WILSON W. COILE, A WIDOWER, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID RUTH C. STAHLMAN, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE EASTERLY SIXTY (60)FEET OF THE NORTHERLY PART OF LOT NO. 13 AND THE WESTERLY FORTY (40) FEET OF THE NORHTERLY PART OF LOT NO. 14 ON THE PLAT OF HILLSBORO HEIGHTS, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY W.B. SOUTHDATE, ENGINEER, DATED MAY___, 1910, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF HAMPTON AVENUE, AT A POINT 860 FEET WEST OF THE CENTER line OF 23RD AVE.,SOUTH, THENCE WITH THE NORTHERLY MARGIN OF HAMPTON AVENUE, WESTERLY 100 FEET; THENCE NORTHWARDLY AND PARALLEL WITH THE DIVIDING LINE BETWEEN LOTS NO. 13 AND 14, 344 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF LOT NO. 7; THENCE WITH THE SOUTHERLY LINE LOTS NO. 7 AND 6 EASTERLY 100 FEET; THENCE SOUTHWARDLY 343.6 FEET, MORE OR LESS TO THE BEGINNING, BEING THE SAME PROPERTY CONVEYED TO WILSON W. COILE BY DEED FROM LORETTE HAMPTON HUME, ET AL., OF RECORD IN BOOK 1040, PAGE 580, REGISTER'S OFFICE OF DAVIDSON COUNTY,TENN.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said RUTH C. STAHLMAN, HER, heirs and assigns, forever, and I, WILSON W. COILE, do covenant with the said RUTH C. STAHLMAN 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 RESTRICTIVE COVENANTS RECORDED IN BOOK 662, PAGE 807, R.O.D.C.TENNESSEE, AND IN BOOK 998, PAGE 93, R.O.D.C., TENNESSEE, AND IN BOOK 1040, PAGE 530 R.O.D.C. TENNESSEE.

And I, WILSON W. COILE, do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said RUTH C. STAHLMAN, HER heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 12 day of AUGUST, 1938

Witness:

WILSON W. COILE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JAMES B. TURNER a Notary Public in and for said County and State, the within-named WILSON W. COILE, A WIDOWER, the bargainor, with whom I am personally acquainted, and who acknowledged that HE 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 17 day of AUGUST, 1938.
Commission Expires 5 day of OCT., 1941 (Seal.) JAMES B. TURNER
Notary Public.

U.S.R.S. $8.50.

RECEIVED ON AUGUST 18, 1938 AT 11;51 A.M.

NUMBER 4332 RECORDED AUG. 20, 1938. J. T. JONES, ET UX TO S. J. STRICKLAND, ET UX.
1085

MARSHALL & BRUCE CO., NASHVILLE

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

WE, J. T. JONES AND WIFE, MELBA JONES HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID S. J. STRICKLAND AND WIFE, BEATRICE STRICKLAND, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 1, BLOCK "B", OF WOODLAWN ESTATES, A SUBDIVISION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, A PLAT OF WHICH SUBDIVISION IS OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE OF SAID COUNTY, FRONTING 50 FEET ON DUPONT AVE. AND RUNNING BACK BETWEEN PARALLEL LINES 165 FEET.

THE PROPERTY IS SOLD AND CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, TO WIT:

THAT THE PROPERTY SHALL NOT BE SOLD, LEASED, OR RENTED TO ANY NEGRO OR PERSON OF AFRICAN DESCENT, NO RESIDENCE SHALL BE ERECTED WITHIN 25 FEET OF THE FRONT LINE OF SAID PROPERTY; THE SAID SUBDIVISION OF WHICH THE ABOVE DESCRIBED PROPERTY IS A PART AND PARCEL THEREOF, IS RESTRICTED TO RESIDENCE PURPOSES ONLY, EXCEPTING LOTS FRONTING ON GALLATIN ROAD OR ANDERSON LANE, UPON WHICH EITHER RESIDENCE OR BUSINESS STORES MAY BE CONSTRUCTED. BUSINESS OR RESIDENCES ERECTED UPON SAID PROPERTY SHALL CONTAIN NOT LESS THAN 450 SWUARE FEET OF FLOOR SPACE AND NO SEET METAL OR CORRUGATED IRON SHALL BE USED IN CONSTRUCTION THEREOF. IT IS EXPRESSLY UNDERSTOOD THAT ANY BUILDING ERECTED UPON SAID PROPERTY SHALL BE COMPLETELY FINISHED ON THE EXTERIOR IN BRICK, STUCCO, OR SIDING. IF SIDING, IT SHALL BE PAINTED WITH NOT LESS THAN TWO COATS OF PAINT BEFORE BEING OCCUPIED. NO OUTSIDE TOILETS MAY BE ERECTED ON THE PROPERTY. PLANS FOR ANY BUILDING TO BE CONSTRUCTED ON SAID PROPERTY COSTING LESS THAN $4,000.00 MUST BE APPROVED BY THE SELLER OR SELLER'S ARCHITECT.

THE FOREGOING STIPULATIONS, COVENANTS AND CONDITIONS ARE AND SHALL BE BINDING AND OBLIGATORY UPON THE GRANTEE, HIS HEIRS, DEVISEES AND SUCCESSORS, AND ASSIGNS, AND IT SHALL BE AGREED THAT EACH AND ALL OF SAID STIPULATIONS,COVENANTS AND CONDITIONS SHALL ATTACH TO AND RUN WITH THE LAND AND SHALL BE BINDING AND OBLIGATORY UPON EACH AND EVERY PURCHASER WHO MAY NOW, OR HEREAFTER OWN, POSSESS, OCCUPY OR USE SAID PREMISES, OR ANY PART THEREOF; ALSO, ANY BUILDINGS, OR STRUCTURE THEREON UNDER ANY TENURE WHATSOEVER, FOR A PERIOD OF FIFTY YEARS FROM APRIL 15, 1936.

BEING THE SAME PROPERTY CONVEYED BY DEED OF ALBERT DULING, TRUSTEE, TO J. T. JONES, RECORDED IN BOOK 954, PAGE 357, REGISTER'S OFFICE DAVIDSON COUNTY, 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 S. J. STRICKLAND AND WIFE, BEATRICE STRICKLAND, THEIR, heirs and assigns, forever, and WE do covenant with the said S.J.STRICKLAND AND WIFE, BEATRICE STRICKLAND 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 PRESENT YEAR 1938, WHICH ARE TO BE PRO-RATED AS OF THIS DATE.

And J. T. JONES AND WIFE, MELBA JONES, do further covenant and bind THEMSELVES, THEIR heirs and representatives, to warrant and forever defend the title to said land to the said S. J. STRICKLAND AND WIFE, BEATRICE STRICKLAND, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this - day of AUGUST, 1938.

Witness: -

J. T. JONES

MELBA JONES.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J. D. WILLIAMS a Notary Public in and for said County and State, the within-named J. T. JONES AND WIFE, MELBA JONES, 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 18TH day of AUGUST, 1938
Commission Expires 16 day of JAN., 1940 (Seal.) J. D. WILLIAMS
Notary Public.
U.S.R.S. $0.50
RECEIVED AUG. 19, 1938, AT 11:45 A.M.