MARSHALL & BRUCE CO., NASHVILLE

For and in consideration of the sum of TWENTY-FIVE HUNDRED ($2,500.00) AND NO/100 DOLLARS TO BE APPORTIONED AND PAID THIS DATE AS FOLLOWS: $627.37 TO ANNIE L. STAFFORD, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED; 1,782.00 TO THE NASHVILLE TRUST COMPANY IN FULL PAYMENT OF MORTGAGE NOTES DATED JUNE 4, 1937, AS OF RECORD IN BOOK 1033, PAGE 43, R.O.D.C.TENN. AND DIVIDED: $1,650.00 BALANCE OF PRINCIPAL AMOUNT; 99.00 INTEREST TO DECEMBER 2, 1938; 33.00 PENALTY FOR PAYMENT BEFORE MATURITY OF MORTGAGE. $1,782.00 TOTAL, 20.77 FOR 1937 STATE AND COUNTY TAXES ASSESSED AGAINST W.J. HAILEY; 11.66 FOR 1938 STATE AND COUNTY TAXES ACCRUED TO AUGUST 20, 1938; 37.12 FOR 1937 CITY TAXES ASSESSED AGAINST W.J. HAILEY; 21.08 FOR 1938 CITY TAXES ACCRUED TO AUGUST 20, 1938. $2500.00 TOTAL CONSIDERATION IN THE PREMISES, WE, ANNIE L. STAFFORD AND HUSBAND, J.E. STAFFORD HAVE BARGAINED GUARANTEED IMMEDIATE POSSESSION OF THE PROPERTY AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID E.D. DEFORD AND WIFE, PEARL MILLER DEFORD, AND THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN NASHVILLE,DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS:

BEING"LOT NO. 110 OF BLOCK NO. 3 ON THE PLAN OF THE CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, AS OF RECORD IN BOOK NO. 57, PAGE NO. 103, R.O.D.C.TENNESSEE. SAID LOT NO. 110 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF ELKINS (FORMERLY SECOND) AVENUE AND RUNS BACK IN A SOUTHERLY DIRECTION BETWEEN PARALLEL LINES, 180 FEET TO AN ALLEY." SAID LOT NO. 110 IS THE SAME PROPERTY WHICH WAS TRANSFERRED BY DEED OF W.J. HAILEY AND WIFE SARAH ELIZABETH HAILEY ON MARCH 25, 1937 TO MRS. ANNIE L. STAFFORD, HER HEIRS AND ASSIGNS AND IS FURTHER DESCRIBED AS BEING SITUATED AT 4209 ELKINS AVENUE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said E.D. DEFORD AND WIFE PEARL MILLER DEFORD AND THEIR, heirs and assigns, forever, and WE do covenant with the said E.D. DEFORD AND WIFE PEARL MILLER DEFORD AND THEIR HEIRS AND ASSIGNS, that EXCEPT AS HEREIN SHOWN, lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered,

And WE do further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said land to the said E.D.DEFORD AND WIFE PEARL MILLER DEFORD AND, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR handS, this 19TH day of AUGUST 1938.

Witness:
RUTH T.STAFFORD
RUTH T.STAFFORD

ANNIE L. STAFFORD
J.E. STAFFORD

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, SMITH WALL a Notary Public in and for said County and State, the within-named ANNIE L. STAFFORD AND HER HUSBAND J.E.STAFFORD the bargainorS, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And ANNIE L. STAFFORD THE wife of the said J.E.STAFFORD, having appeared before me privately and apart from HER husband, the said ANNIE L. STAFFORD acknowledged the execution of the said ~~instrument~~ DEED to have been done by HER freely, voluntarily, and understandingly, without compulsion or constraint from HER said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 19TH day of AUGUST, 1938
Commission Expires 3 day of JULY, 19 39 (Seal.) SMITH WALL
Notary Public.

U.S.R.S.$2.50.

RECEIVED ON AUGUST 20, 1938 AT 10;55 A.M.

For and in consideration of the sum of TEN DOLLARS ($10.00) CASH, IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, PARKES ARMISTEAD, TRUSTEE, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO T. E. SCARDINA AND WIFE, BERNICE E. SCARDINA, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 5 ON THE PLAN OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF WESTMORELAND PLACE, AS OF RECORD IN BOOK 421, PAGE 16, REGISTER'S OFFICE FOR SAID COUNTY.

BEING PART OF THE PROPERTY CONVEYED TO THE SAID PARKES ARMISTEAD, TRUSTEE, BY DEED OF E. L. HAMPTON AND WIFE, LULU R. HAMPTON, OF RECORD IN BOOK 999, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE FOREGOING PROPERTY IS CONVEYED EXPRESSLY SUBJECT TO THE FOLLOWING RESTRICTIONS AND COVENANT, TO-WIT: SAID PROPERTY SHALL BE USED SOLELY AND EXCLUSIVELY FOR RESIDENTIAL PURPOSES AND ANY RESIDENCE CONSTRUCTED THEREON BY THE GRANTEE, HIS HEIRS OR ASSIGNS, SHALL HAVE A VALUE OF NOT LESS THAN $5,000.00. THIS RESTRICTION SHALL BE IN FULL FORCE AND EFFECT FOR A PERIOD OF TWENTY-FIVE YEARS FROM THE DATE HEREOF, AND SHALL BE BINDING UPON THE GRANTEE, HIS HEIRS AND ASSIGNS.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said T. E. SCARDINA AND WIFE,BERNICE E. SCARDINA, THEIR, heirs and assigns, forever, and I do covenant with the said T. E. SCARDINA AND WIFE, BERNICE E SCARDINA, 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,

And I do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said T. E. SCARDINA AND WIFE, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever, AS FULLY AS I AS TRUSTEE, CAN OR SHOULD DO, BUT NOT FURTHER OR OTHERWISE.

Witness e hand, this 15 day of AUG., 1938.

Witness:
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PARKES ARMISTEAD, TRUSTEE.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, R. L. ROGERS, a Notary Public in and for said County and State, the within-named PARKES ARMISTEAD, TRUSTEE, 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 X 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 17TH day of AUGUST, 1938
Commission Expires 7 day of JULY, 19 42. (Seal.) R. L. ROGERS,
Notary Public.

U.S.R.S. $0.50.

RECEIVED AUG. 20, 1938, AT 9:40 A.M.
FH