42362 MARSHALL & BRUCE CO., NASHVILLE

For and in consideration of the sum of FIVE HUNDRED ($500.00) AND NO/100 DOLLARS, CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, COMER-SHACKLETT- SCOBEY COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TENNESSEE, WITH ITS PRINCIPAL OFFICE AT NASHVILLE HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID H.MAYNARD AND WIFE JEWEL MAYNARD 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.36 ON THE MAP OF BURCHWOOD PLACE AS OF RECORD IN BOOK 547, PAGE 183, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO.36 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF BURCHWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 139 FEET TO A DEAD LINE. BEING PART OF THE PROPERTY CONVEYED TO COMER- SHACKLETT- SCOBEY COMPANY BY DEED FROM R. LOYD SCOBEY ET AL, OF RECORD IN BOOK 790 PAGE 26, SAID REGISTER'S OFFICE. THIS CONVEYANCE ISMADE SUBJECT TO THE FOLLOWING RESTRICTIONS, TO WIT;
1. NO RESIDENCE OR DWELLING SHALL BE ERECTED ON THE ABOVE DESCRIBED PREMISES EXCEPT OF BRICK OR STONE AND AT A COST OF LESS THAN $3,000.00.
2. GARAGE HOUSES MUST BE BUILT ON OR WITHIN TWENTY FIVE FEET OF REAR PROPERTY LINE, AND OCCUPANCY OF SAME AS DWELLINGS WILL BE LIMITED TO SIXMONTHS FROM DATE OF DEED.
3. THAT NO SHOP STORE, FACTORY, SALOON OR BUSINESS HOUSE OF ANY KIND NO HOSPITAL ASYLUM OR INSTITUTION OF LIKE OR KINDRED NATURE, AND NO CHARITABLE EDUCATIONAL NOR RELIGIOUS INSTITUTION SHALL BE ERECTED AND MAINTAINED ON THE PREMISES HEREIN CONGEYED BUT THE PREMISES SHALL BE OCCUPIED AND USED FOR RESIDENCE PURPOSES ONLY AND NOT OTHERWISE.
4. THAT NO RESIDENCE OR DWELLING HOUSE OR OTHER STRUCTURE SHALL BE ERECTED OR KEPT ON SAID LAND WHOLLY OR PARTLY WITHIN THIRTY FEET OF THE STREET, ON WHICH SAID LOT FRONTS. THAT RESTRICTIONS SHALL INCLUDE PORCHES, BUT STEPS LEADING TO SAME MAY BE WITHIN THE THIRTY FOOT ZONE.
5. THAT NO SWINE SHALL BE KEPT ON SAID PREMISES AND NO BUISANCE OF ANY KIND SHALL BEMAINTAINED OR ALLOWED THEREON, NOR ANY USE THEREOF MADE ORPERMITTED WHICH SHALL BE NOXIOUS OR DANGEROUS TO HEALTH.
6. THAT NEITHER THE PREMISES NOR ANY PART THEREOF SHALL BE SOLD ALIENED, CONVEYED OR DIVISED TO ANY PERSON OR PERSON OF AFRICAN BLOOD OR DESCENT NOR SHALL ANY SUCH PERSONS OWN OR ACQUIRE TITLE THERETO EITHER IN FEE OR OTHERWISE, OR AS TENANTS OR LESSEES, BUT THIS COVENANT DOES NOT PRECLUDE PROHIBIT PERSONS OF AFRIDAN BLOOD OR DESCENT FROM LIVING ON SAID PREVISES IN THE CAPACITY OF SERVANTS RESTRICTIONS TO RUN UNTIL JANUARY 1, 1950

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said H.MAYNARD AND WIFE JEWEL MAYNARD THEIR, heirs and assigns, forever, and COMER-SHACKLETT-SCOBEY DOES do covenant with the said H. MAYNARD AND WIFE JEWEL MAYNARD, that IT IS lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered,

And COMER -SHACKLETT- SCOBEY COMPANY do further covenant and bind ITSELF ITS SUCCESSORS AND ASSIGNS ~~heirs and representatives~~, to warrant and forever defend the title to said land to the said H.MAYNARD AND WIFE JEWEL MAYNARD, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever. IN WITNESS WHEREOF SAID COMER -SHACKLETT-SCOBEY COMPANY HAS CAUED ITS CORPORATE NAMED TO BE HEREUNTO SUBSCRIBED BY ITS DULY AUTHORIZED OFFICERS ON THIS THE 5TH DAY OF JULY 1939.

~~Witness my hand, this day of~~ (SEAL) COMER -SHACKLETT - SCOBEY COMPAANY
~~Witness~~ ATTEST; J.C. SHACKLETT SECRETARY BY R LOYD SCOBEY, VICE PRESIDENT

**STATE OF TENNESSEE, DAVIDSON COUNTY.**

~~Personally appeared before me~~ ETHEL B. DAVIS, A NOTARYPUBLIC WITHIN AND FOR THE STATE AND COUNTY AFORESAID PERSONALLY APPEARED R. LLOYD SCOBEY AND J.C. SHACKLETT WITH ~~for said County and State, the within named~~ WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON THEIR SEVERAL OATHS ACKNOWLEDGED THEMSELVES TO BE THE VICE PRESIDENT AND SECRETARY RESPECTIVELY OF THE COMER SHACKLETT ~~the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.~~ SCOBEY COMPANY, THE WITHIN NAMED BARGAINOR, A CORPORATION AND THAT THEY AS SUCH ~~And~~ VICE PRESIDENT AND SECRETARY BEING AUTHORIZED SO TO DO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED ~~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.~~ BY SIGNING THE NAME OF THE CORPORATION BY THE SAID R. LLOYD SCOBEY AS SUCH VICE PRESIDENT, AND AFFIXING ITS CORPORATE SEAL AND ATTESTING THE SAME BY THE SAID J.C. SHACKLETT AS SUCH SECRETARY.

Witness my hand and official seal at Nashville, Tennessee, this 10TH day of JULY, 19 39
Commission Expires JULY 6, 1940 (Seal.) ETHEL B. DAVIS, Notary Public.

U. S. R. S. $.50¢

RECD JULY 15TH 1939 AT 8 30.AM.



42362 MARSHALL & BRUCE CO., NASHVILLE

For and in consideration of the sum of ONE AND NO/100 DOLLARS, CASH IN HAND PAID RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE EXCHANGE OF OTHER REAL ESTATE, THE RECEIPT OF THE DEED OF WHICH IS HEREBY ACKNOWLEDGED.

I, LON LAWRENCE A WIDOWER, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W.R. BOYD HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

BEING THE EASTERLY PART OF LOT NO.24, IN THE WAVERLY LAND COMPANY'S LAN OF LOTS AS OF RECORD IN BOOK NO.57, PAGE 96, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY MARGIN OF AN ALLEY ON THE SOUTH SIDE OF ELLIOTT AVENUE, THE SOUTHEAST CORNER OF LOT NO.24, THENCE WITH THE DIVIDING LINE BETWEEN LOTS 23 AND 24, WESTERLY 115 FT TO A POINT 85 FT. EAST OF THE EASTERLY MARGIN OF HILLSIDE AVENUE THENCE NORTHERLY AND PARALLEL WITH HILLSIDE AVENUE TO GERMANIA CRESENT ; THENCE WITH GERMANIA CRESENTON A CURV LINE SUTHEASTERLY TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH WESTERLY MARGIN OF SAID ALLEY SOUTHERLY 96 3/10 FEET TO THEBEGINNING, ON WHICH LOT THERE IS A TWO STORY FRAME HOUSE CITY NO.1801 ELLIOTT AVENUE,

THIS BEING THE SAME PROPERTY CONVEYED BY DEED OF W.A. RUSSELL AND WIFE CLARA LOUISE RUSSELL, TO LON LAWRENCE AND WIFE LULA LAWRENCE, WHICH IS OF RECORD IN BOOK NO.919 PAGE 500, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, LULA LAWRENCE DIED MARCH 11, 1939.

IT IS AGREED AND UNDERSTOOD THAT THERE IS A CERTAIN INDEBTEDNESS AGAINST THE PROPERTY HEREIN DESCRIBED FOR A SUM OF THREE THOUSAND ($3000.00) DOLLARS IN FAVOR OF THE HOME OWNERS LOAN CORPORATION PAYABLE $33.00 MONTHLY ALSO TAXES ON THE ABOVE PROPERTY FOR THE YEAR 1939, THIS CONVEYANCE IS MADE SUBJECT TO THE ABOVE MENTIONED INCUMBRANCES, STATE COUNTY AND CITY TAXES FOR THE YEAR 1939 ARE ASSUMED BY THE GRANTEE.

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said W.R.BOYD, HIS, heirs and assigns, forever, and I, do covenant with the said W.R. BOYD, 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 AS HEREINABOVE SET OUT.

And I, LON LAWRENCE, do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said land to the said W.R.BOYDM HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 5TH day of JULY 1939.
Witness: LON LAWRANCE

**STATE OF TENNESSEE, DAVIDSON COUNTY.**

Personally appeared before me, G.W. ALLEN, a Notary Public in and for said County and State, the within-named LON LAWRENCE 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 5TH day of JULY 1939 ~~, 19 9~~
Commission Expires JAN. 9TH, 1941 (Seal.) G.W.ALLEN, Notary Public.

U. S. R. S. $1.00

RECD JULY 18TH 1939 AT 3;31 P.M.