42532 MARSHALL & BRUCE CO., NASHVILLE

For and in consideration of the sum of ELEVEN HUNDRED ($1,100.00) DOLLARS CASH IN HAND PAID BY C.L. LINDSAY AND WIFE MARY MCCAULEY LINDSAY, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,, WE, ROBERT EDWARDS AND WIFE, GEORGIA E. EDWARDS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID C.L.LINDSAY AND WIFE MARY MCCAULEY LINDSAY, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY ,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

BEING WESTERLY PART OF LOT NO.85, IN THE AD ITION TO NASHVILLE, KNOWN AS THE TOWN OF MCGAVOCK, A PLAN OF WHICH IS RECORDED IN BOOK NO.21, PAGE 23, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

SAID PART OF LOTNO.85 FRONTS 44 FEET ON THE SOUTH SIDE OF MONROE STREET, FORMERLY OPHELIA AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT EDWARDS AND WIFE GEORGIA E. EDWARDS BY LULA OGILVIE, A WIDOW, BY DEED OF RECORD IN BOOK 896, PAGE 112, REGISTER'S OFFICE FOR 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 C.L. LINDSAY AND WIFE MARY MCCAULEY LINDSAY THEIR, , heirs and assigns, forever, and WE, do covenant with the said C.L. LINDSAY AND WIFE MARY MCCAULEY LINDSAY 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, ROBERT EDWARDS AND WIFE GEORGIA E. EDWARDS, do further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said land to the said C.L. LINDSAY AND WIFE MARY MCCAULEY LINDSAY, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S , this 22 day of NOVEMBER 1939.

Witness: ROBERT EDWARDS,

GEORGIA E. EDWARDS,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, D.R. MYERS, a Notary Public in and for said County and State, the within-named ROBERT EDWARDS AND WIFE GEORGIA E. EDWARDS,

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 24 day of NOVEMBER, 19 39

Commission Expires APRIL 26, 1941 (Seal.) D. R. MYERS, Notary Public.

U. S. R. S. $ 1.50

RECEIVED NOVEMBER 24TH, 1939 AT 2;10 P.M.

42532 MARSHALL & BRUCE CO., NASHVILLE

For and in consideration of the sum of TEN ($10.00) AND NO/100 ----- DOLLARS, CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE. A. C. BREAST AND WIFE JANIE B. BREAST HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CLEMENT GREEK AND WIFE KATHRYN GREEK, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;
TRACT 6 BLOCK A. OF COUNTRY CLUB ESTATES, A SUBDIVISION IN THE COUNTY OF DAVIDSON ,STATE OF TENNESSEE, A PLAT OF WHICH SUBDIVISION IS OF RECORD IN BOOK 843, PAGE 95, REGISTER'S OFFICE OF SAID COUNTY.
THE PROPERTY IS SOLD AND HEREBY CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS TO WIT;

THAT THE SAID PROPERTY SHALL NOT BE SOLD LEASED OR RENTED TO ANY NEGRO OR PERSON OF AFRICAN DESCENT, NO RESIDENCE SHALL BE ERECTED WITHIN THIRTY (30) 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 MCGAVOCK AVENUE UPON WHICH EITHER RESIDENCES OR BUSINESS STORES MAY BE CONSTRUCTED. RESIDENCES ERECTED UPON SAID PROPERTY SHALL CONTAIN NOT LESS THAN 600 SQUARE FEET OF FLOOR SPACE AND NO SHEET METAL OR CORRUGATED IRON SHALL BE USED IN CONSTRUCTION THEREOF, I
IT IS EXPRESSLY UNDERSTOOD THAT ANY BUILDING ERECTED UPON SAID PROPERTY SHALL BE COMPLETELY FINISHED ON THE EXTERIOR IN BROCK STUCCO OR SIGING 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 $1,000.00 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 GRANTEES THEIR HEIRS, DEVISEES 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 BUILDING OR STRUCTURE THEREON UNDER ANY TENURE WHATSOEVER FOR A PERIOD OF FIFTY YEARS FROM DATE. THEREON.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said CLEMENT GREEK AND WIFE KATHRYN GREEK, THEIR, , heirs and assigns, forever, and WE, do covenant with the said CLEMENT GREEK AND WIFE KATHRYN GREEK 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 do further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said land to the said CLEMENT GREEK AND WIFE KATHRYN GREEK, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand , this 4 day of NOVEMBER 1939.

Witness: A.C. BREAST,

JANIE B.BREAST,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, OVA DAVIS, a Notary Public in and for said County and State, the within-named A.C. BREAST, AND WIFE JANIE B.BREAST,

the bargainor , 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 4 day of NOVEMBER, 19.39.

Commission Expires APRIL 5, 1943. (Seal.) OVA DAVIS, Notary Public.

U. S. R. S. $ .50¢

RECEIVED NOVEMBER 28TH, 1939 AT 2;10 P.M.