1115

For and in consideration of the sum of ONE HUNDRED DOLLARS PAID TO ME BY HODGE RICHARDSON A CERTAIN TRACT OF LAND CONTAINING 2 ACRES MORE OR LESS LYING IN 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE. HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFERAND CONVEY UNTO THE SAID H. RICHARDSON & EDDINE PULLEY RICHARDSON HERIS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING 2 ACRES OF LAND IN 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENBESSEE, BEGINNING AT AN IRON PIN ON N. E. RUNNING N. 85°_" W 1381 TO A CORNER OF PROPERTY OF ISHAM PULLEY ~~N 12°~~ 3 DE 634 TO AN OLD ROADWAY; THENCE S. 85° E 138 TO O. L. WAGGONER PROPERTY; THENCE S 12° 30' W 634 TO BEGINNING CORNER. I DO COVENANT WITH H. RICHARDSON & EDDINE PULLEY RICHARDSON THAT I LAWFULLY SEIZED & POSSESSED OF SAID LAND & FURTHER COVENANT THAT I BIND MYSELF HEIRS & ASSIGNS TO WARRANT & DEFEND SAID TITLE FOREVER.

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. RICHARDSON & EDDINE PULLEY RICHARDSON, heirs and assigns, forever, and WE do covenant with the said H. RICHARDSON & EDDINE PULLEY RICHARDSON that -- lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered.

And ISHAM PULLEY & MRS. GLENNA V. PULLEY do further covenant and bind OURSELVES, heirs and representatives, to warrant and forever defend the title to said land to the said H. RICHARDSON & EDDINE PULLEY RICHARDSON heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 11TH day of/ OCTOBER, 1939

Witness:

ISHAM PULLEY
GLENNA V. PULLEY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E. H. PARKER a Notary Public in and for said County and State, the within-named ISHAM PULLEY AND WIFE, GLENNA V. PULLEY 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 11 day of OCT, 1939

Commission Expires XXXXX 1-8-40, 19.... (Seal.) E. H. PARKER

Notary Public.

REC'D OCT 11, 1939 AT 8;45 A.M.
TP

1115

For and in consideration of the sum of SEVEN HUNDRED AND FIFTY AND NO/100 ($750.00) DOLLARS OF WHICH AMOUNT THE SUM OF TWO HUNDRED DOLLARS ($200.00) HAS BEEN PAID IN CASH BY JOSEPH W. HART ANDWIFE LUELLA F. HART, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER, FIVE HUNDRED AND FIFTY AND NO/100 ($550.00) THE SAID JOSEPH W. HART AND WIFE, LUELLA F. HART HAVE EXECUTED THEIR TWO JOINT PROMISSORY LIEN NOTES FOR $275.00 EACH, OF EVEN DATE HEREWITH, PAYABLE ON OR BEFORE ONE AND TWO YEARS AFTER DATE, PAYABLE TO THE ORDER OF DUNCAN F. KENNER AND BEARING 6% INTEREST FROM DATE, AND TO SECURE THE PAYMENT OF SAID NOTES A LIEN IS HEREBY EXPRESSLY RETAINED ON THE PROPERTY HEREIN CONVEYED, WE, DUNCAN F. KENNER AND WIFE ELISE CARROLL KENNER, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JOSEPH W. HART AND WIFE LUELLA F. HART, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE SOUTH FIFTY (50) FEET OF LOT NO. NONE (9) IN WLANUT GROVE SUBDIVISION WHICH IS OF RECORD IN BOOK 974, PAGE 2, REGISTER'S OFFICE FOR SAID DAVIDSON COUNTY TENNESSEE. SAID PART OF SAID LOT NO. 9 FRONTS FIFTY (50) FEET ON THE WEST SIDE OF WALNUT DRIVE AND RUNS BACK, BETWEENPARALLEL LINES, TWO HUNDRED AND SEVENTY (270) FEET, MORE OR LESS, TO THE EAST SIDE OF GLENSIDE AVENUE. BEING PARTOF THE SAME PROPERTY CONVEYED TO DUNCAN F. KENNER BY DEED FROM EVELINA KENNER DAVITT, ET ALS, OF RECORD IN BOOK 971, PAGE 471, R.O.D.C. TENNESSEE. TAXES FOR THE YEAR 1937 TO BE PRORATED AS OF EVEN DATE HEREWITH. IT IS EXPRESSLY COVENANTED AND AGREED BY AND BETWEEN THE GRANTORS AND THE GRANTEES HEREIN AS FOLLOWS: THAT NO SHOP, STORE FACTORY OR BUSINESS HOUSE OF ANY KIND, NO HOSPITAL, ASYLUM OR INSTITUTION OF LIKE NATURE, SHALL BE ERECTED AND MAINTAINED ON THE PREMISES HEREIN CONVEYED, BUT THAT THE SAME SHALL BE OCCUPIED AND USED FOR RESIDENTIAL PURPOSES ONLY; THAT NO RESIDENCE OR DWELLING HOUSE COSTING LESS THAN FIVE THOUSAND DOLLARS ($5000.00) SHALL BE ERECTED ON THE PREMISES AND THAT NO HOUSE OR ANY PART THEREOF SHALL BE CONSTRUCTED WITHIN LESS THAN SEVENTY (70) FEET OF THE FRONT LINE OF WALNUT DRIVE, NOR ON ANY LOT HAVING LESS THAN ONE HUNDRED (100) FEET FRONT; THAT NO HOUSE WILL BE CONSTRUCTED ON THE PREMISES EXCEPT ACCORDING TO PLANS AND SPECIFIFATIONS PREPARED BY A COMPETENT, LICENSED ARCHITECT. THAT NO SWINE SHALL BE KEPT ON SAID PREMISES, NO SIGNS ERECTED AND MAINTAINED AND NO FENCES ERECTED ACROSS THE FRONT LINE OF ANY LOT, AND MO NUISANCE OF ANY KIND SHALL BE MAINTAINED OR ALLOWED THEREON, NOR ANY USE THEREOF MADE OR PERMITTED WHICH SHALL BE NOXIOUS OR DANGEROUS TO HEALTH. THAT NEITHER THE PREMISES NOR ANY PART THEREOF SHALL BE SOLD, ALIENED, CONVEYED OR DEVISED TO ANY PERSON OR PERSONS OF AFRICAN BLOOD ORDESCENT, AND THAT NO PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT SHALL OWN OR ACQUIRE TITLE THERETO, EITHER IN FEE OROTHERWISE OR AS TENANTS OR LESSEES, BUT THIS COVENANT DOES NOT PRECLUDE OR PROHIBIT PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON SAID PREMISES IN THE CAPACITY OF SERVANTS. THE FOREGOING STIPULAT

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JOSEPH W. HART AND WIFE LUELLA F. HART, THEIR, heirs and assigns, forever, and WE do covenant with the said JOSEPH W. HART AND WIFE LEULLA F. HART ~~WE ARE that... lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered.~~

COVENANTS AND CONDITIONS ARE COMMON TO ALL THE LOTS IN THE WALNUT GROVE SUBDIVISION AS OF RECORD IN BOOK 974, PAGE 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SHALL BE BINDING AND OBLIGATORY UPON THE GRANTEES, THEIR HEIRS, DEVISEES AND ASSIGNS UNTIL THE FIRST DAY OF THE YEAR 1956, AND IT IS EXPRESSLY AGREED ~~do further covenant and bind~~ THAT ALL AND EVERY OF SAID STIPULATIONS, COVENANTS AND CONDITIONS SHALL ATTACH TO AND ~~heirs and representatives, to warrant and forever defend the title to said land to the said~~ RUN WITH THE LAND FOR THE BENEFIT OF ALL LOT HOLDERS IN SAID ~~heirs and assigns, against the lawful~~ SUBDIVISION AND BE BINDING AND OBLIGATORY UPON ALL AND EVERY PERSON OR PERSONS WHO MAY NOW ~~claims of all persons whomsoever~~ OR HEREAFTER OWN, POSSESS, OCCUPY OR USE SAID PREMISES OR ANY PART THEREOF OR ANY BUILDING OR STRUCTURE THEREON UNDER ANY TENURE WHATSOEVER.

Witness ~~hand this day of~~ AND WE DO COVENANT WITH THE SAID JOSEPH W HART AND WIFE LUELLA F. HART THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GO D RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED. AND WE DUNCAN F. KENNER AND WIFE ELISE CARROLL KENNER DO FURTHER COVENANT AND BIND OURSELVES OUR HEIRS AND REPRESENTATIVES TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID JOSEPH W. HART AND WIFE LUELLA F. HART THEIR HEIRS AND ASSIGNS AGAINST THE LAWFUL CLAIMS OE ALL PERSONS WHOMSOEER. WITNESS OUR HANDS THIS 24TH DAY OF SEPTEMBER 1937.

Witness:

DUNCAN F. KENNER
ELISE CARROLL KENNER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W. T. GAITHER a Notary Public in and for said County and State, the within-named DUNCAN F. KENNER AND WIFE ELISE CARROLL KENNER 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 X 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 7 day of OCT, 1937

Commission Expires XXXX 10-10-40, 19.... (Seal.) W. T. GAITHER

Notary Public.

U.S.R.S. $1.50
REC'D OCT 11, 1939 AT 2;40 P.M.
TP