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1115

For and in consideration of the sum of ($450.00) FOUR HUNDRED FIFTY & NO/100THS DOLLARS CASH IN HAND PAID BY H. C. PAYNE, AND OTHER GOOD AND VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED, CUMBERLAND DELEVOPLEMENT COMPANY, A TENNESSEE CORPORATION, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID H. C. PAYNE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: LAND IN THE 11TH FORMERLY 19TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 21, 22, 23 AND 24 OF BLOCK "A" ON THE PLAN OF MARTHONNA, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY J. A. MEFFORD, SURVEYOR, DECEMBER 1937, AS FOLLOWS: BEGINNING IN THE EASTERLY MARGIN OF EZELL ROAD EAST AT A POINT 429.9 FEET SOUTH OF THE SOUTHERLY MARGIN OF THE OLD HICKORY BOULEVARD, SAID POINT BEING THE INTERSECTION OF THE COMMON LINE OF LOTS NOS. 20 AND 21, WITH THE EASTERLY LINE OF EZELL ROAD EAST AND RUNNING THENCE SOUTHERLY ALONG THE EASTERLY MARGIN OF EZELL ROAD EAST 100 FEET; THENCE EASTERLY AT RIGHT ANGLES TO EZELL ROAD EAST 408.8 FEET; THENCE NORTH 1°52' EAST 100 FEET; THENCE WESTERLY 404.7 FEET TO THE POINT OF BEGINNING. BEING PART OF THE SAME PROPERTY CONVEYED TO CUMBERLAND DEVELOPEMENT COMPANY BY DEED FROM NONA MAY EZELL, OF RECORD IN BOOK 1055, PAGE 85 REGISTER'S OFFICE FOR SAID COUNTY. 1939 TAXES ARE TO BE PAID BY THE SELLER.

1. ANY DWELLING TO BE ERECTED THEREON TO BE OF UNIFORM DISTANCE FROM THE STREET AS OTHER DWELLINGSALONG SAID STREET, AND NOT NEARER THAN 50 FEET AND NO DWELLING SHALL BE ERECTED ON A UNIT OF LESS THAN 75 FEET FRONTAGE. 2. SAID LOT OR BUILDING THEREON MAY NOT BE SOLD, LEASED OR OCCUPIED BY PERSONS OF AFRICAN BLOOD OR DESCENT, EXCLUDING DOMESTIC SERVANTS OF THE OWNER OR LESSEE. 3. NO DWELLING SHALL BE CONSTRUCTED AT A COST OF LESS THAN $2,000.00. 4. THE SAID PREMISES OR ANY BUILDING TO BE ERECTED THEREON SHALL NOT AT ANY TIME BE USED FOR THE PURPOSE OF ANY TRADE, MANUFACTURE, OR BUSINESS OF ANY DESCRIPTION, OR AS A SCHOOL, HOSPITAL, OR OTHER CHARITABLE INSTITUTION, OR AS A HOTEL, ORPLACE OF PUBLIC RESORT, EXCEPT THAT THIS RESTRICTION SHALL NOT EXCLUDE THE ERECTION AND USE OF SAID PROPERTY FOR AN APARTMENT HOUSE OR MULTIPLE DWELLING.

5. THE ABOVE RESTRICTIONS TO RUN WITH THELAND, AND TO BE OF FULL FORCE AND EFFECT UNTIL JANUARY 1, 1956. THE GRANTOR HEREIN SHALL FURNISH FREE OF CHARGE, THE PRIVILEGE OF MAKING A STANDARD RESIDENCE WATER CONNECTION WITH THE WATER SYSTEM OF THE LAKEWOOD WATER COMPANY, THE SAME TO BE INSTALLED AND USED AS PROVIDED BY THE RULES AND REGULATIONS OF THE LAKEWOOD WATER COMPANY.

(X) STATE OF TENNESSEE -COUNTY OF DAVIDSON

BEFORE ME, LELA RICHARDSON A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED W. L. HAILEY AND JOHN A. MEFFORD, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO, UPON OATH, ACKNOWLEDGED THEMSELVES TO BE PRESIDENT AND SECRETARY RESPECTIVELY, OF THE CUMBERLAND DEVELOPEMENT COMPANY, THE WITHIN NAMED BARGAINOR, A CORPORATION, AND THAT THEY AS SUCH PRESIDENT AND SECRETARY BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY THE SAID W. L. HAILEY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT, AND THE SAID JOHN A. MEFFORD ATTESTING THE SAME AS SECRETARY.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 21 DAY OF DECEMBER 1939.

(SEAL) LELA RICHARDSON, NOTARY PUBLIC

MY COM. EXPIRES APRIL 7, 1940

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. C. PAYNE, HIS ....., heirs and assigns, forever, and IT DOES do covenant with the said H. C. PAYNE 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 CUMBERLAND DEVELOPEMENT COMPANY DOES ITSELF, ITS SUCCESSORS AND ASSIGNS do further covenant and bind ~~heirs and representatives~~, to warrant and forever defend the title to said land to the said H. C. PAYNE, HIS ....., heirs and assigns, against the lawful claims of all persons whomsoever. IN WITNESS WHEREOF, SAID CUMBERLAND COMPANY HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO SUBSCRIBED BY W. L. HAILEY, ITS PRESIDENT AND ATTESTED BY JOHN A. MEFFORD, ITS SECRETARY, ON THIS THE 21 DAY OF DECEMBER 1939. THE CORPORATION HAS NO SEAL.

Witness my hand this ..... day of .....

Witness: CUMBERLAND DEVELOPEMENT COMPANY
BY: W. L. HAILEY, PRESIDENT

ATTEST: JOHN A. MEFFORD, SECRETARY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ... a Notary Public in and for said County and State, the within-named ..... the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... 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 ..... day of ....., 19.....

Commission Expires ..... day of ....., 19..... (Seal.) .....
Notary Public.

U.S.R.S. 50¢
REC'D DEC 22, 1939 AT 3;31 P.M.
TP

SEE X ABOVE

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1115

For and in consideration of the sum of $4500.00 FORTY FIVE HUNDRED DOLLARS CASH IN HAND PAID BY A. J. BEARDEN AND IRENE CLEO BEARDEN, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. WE, THOMAS H. MULLIGAN AND WIFE, A. RUTH MULLIGAN, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID A. J. BEARDEN AND WIFE, IRENE CLEO BEARDEN, 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. 14 ON THE MAP OF ROBERT LEE BIBB SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 194 OF THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 14 FRONTS 55 FEET ON THE NORTHERLY SIDE OF MARTHA STREET, AND RUNS BACK, BETWEEN PARALLEL LINES, 165 FEET TO A DEAD LINE.

AND BEING THE SAME PROPERTY CONVEYED TO THE SAID THOMAS H. MULLIGAN AND A. RUTH MULLIGAN, BY FELIX N. CHEEK AND WIFE, ASOF RECORD IN BOOK 802, PAGE 5 OF THE SAID REGISTER'S OFFICE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said A. J. BEARDEN AND WIFE, IRENE CLEO BEARDEN, THEIR ....., heirs and assigns, forever, and WE do covenant with the said A. J. BEARDEN AND IRENE CLEO BEARDEN 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, THOMAS H. MULLIGAN AND A. RUTH MULLIGAN do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said A. J. BEARDEN AND WIFE, IRENE CLEO BEARDEN, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 11TH day of DECEMBER 1939

Witness: THOMAS H. MULLIGAN
A. RUTH MULLIGAN

GILES
STATE OF TENNESSEE, ~~DAVIDSON~~ COUNTY.
GUY MATTHEWS

Personally appeared before me, ... a Notary Public in and for said County and State, the within-named THOMAS H. MULLIGAN AND WIFE, A. RUTH MULLIGAN 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.

LYNNVILLE

Witness my hand and official seal at ~~Nashville~~, Tennessee, this 13TH day of DECEMBER, 19 39

Commission Expires 12 day of JAN, 19 40 (Seal.) GUY MATTHEWS
Notary Public.

U.S.R.S. $4.50
REC'D DEC 20, 1939 AT 3;40 P.M.
TP