COPIED MARSHALL & BRUCE CO. NASHVILLE

1115

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, I, WILLIAM BATE WILLIAMS, UNMARRIED HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID WAYNE A. SNIDER AND WIFE, DEANIE SNIDER THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT II, BLOCK A, OF SUNNYMEADE ESTATES, A SUBDIVISION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, A PLAT OF WHICH SUBDIVISION IS OF RECORD IN BOOK 974, PAGES 56 AND 57, REGISTER'S OFFICE OF SAID COUNTY.

THE PROPERTY IS SOLD AND HEREBY CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, TO WIT: (A) THAT NO LOT OR LOTS SHALL BE SOLD, ALIENED, LEASED OR RENTED TO ANY NEGRO OR PERSON OF AFRICAN DESCENT, NOR SHALL ANY SUCH LOTS BE OCCUPIED BY ANY NEGRO OR PERSON OF AFRICAN DESCENT EXCEPT IN THE CAPACITY OF SERVANT. (B) NO RESIDENCE OR OTHER BUILDING SHALL BE ERECTED WITHIN THIRTY FEET OF THE FRONT LINE OF ANY OF SAID LOTS EXCEPT AS HEREINAFTER EXPRESSLY PROVIDED. (C) EACH AND EVERY LOT IN SAID SUBDIVISION SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES EXCEPT AS HEREINAFTER EXPRESSLY PROVIDED. (D) NO RESIDENCE SHALL BE CONSTRUCTED ON ANY OF SAID LOTS COSTING LESS THAN $2,500.00 UNLESS THE SAID WILLIAM BATE WILLIAMS AGREES TO SAME IN WRITING AND THE PLANS THEREFOR HAVE BEEN APPROVED IN WRITING BY HIS ARCHITECT. (E) ANY BUILDING ERECTED ON ANY OF SAID LOTS SHALL BE COMPLETELY FINISHED ON THE EXTERIOR IN STONE, BRICK, STUCCO OR WEATHERBOARDING; AND IF WEATHERBOARDING, THE BUILDING SHALL BE PAINTED WITH NOT LESS THAN TWO COATS OF PAINT BEFORE BEING OCCUPIED. (F) NO OUTSIDE TOILETS MAY BE ERECTED OR MAINTAINED ON ANY LOT. (G) ANY AND ALL RESIDENCES OR DWELLING HOUSES ERECTED ON EACH AND ALL OF SAID LOTS SHALL CONTAIN NOT LESS THAN 850 SQUARE FEET OF FLOOR SPACE AND NO SHEET METAL OR CORRUGATED RION SHALL BE USED ON ANY DWELLING OR BUILDING CONSTRUCTED ON ANY OF SAID LOTS. (H) LOTS IN SAID SUBDIVISION FRONTING ON GALLATIN PIKE MAY BE USED FOR EITHER BUSINESS OR RESIDENTIAL PURPOSES, AND RESTRICTIONS "B" AND "C" HEREIN SHALL NOT APPLY TO ANY LOT OR LOTS SO FRONTING ON GALLATIN PIKE.

ALL THE FOREGOING RESTRICTIONS, COVENANTS, OBLIGATIONS, RIGHTS AND POWERS SHALL BE COVENANTS RUNNING WITH THE LAND, BINDING UPON EACH AND EVERY LOT IN SAID SUBDIVISION AND ALSO BINDING UPON, AND ACCURING TO EACH AND EVERY OWNER OR OWNERS OF ANY OF SUCH LOTS HEREAFTER ACQUIRING TITLE THERETO FOR A PERIOD OF TWENTY YEARS FROM THE DATE ~~HEREOF~~.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said WAYNE A. SNIDER AND WIFE, DEANIE SNIDER, THEIR, heirs and assigns, forever, and I do covenant with the said WAYNE A. SNIDER AND WIFE, DEANIE SNIDER 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 WYANE A. SNIDER AND WIFE, DEANIE SNIDER heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 14 day of MARCH 1940

Witness: WILLIAM BATE WILLIAMS

STATE OF TENNESSEE, ~~DAVIDSON~~ SHELBY COUNTY.

Personally appeared before me, M.N. NOELL a Notary Public in and for said County and State, the within-named WILLIAM BATE WILLIAMS 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 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~~ Memphis, Tennessee, this 14TH day of MAR, 1940

Commission Expires 21 day of APR, 1940 (Seal.) M. N. NOELL Notary Public.

U.S.R.S. 50¢

REC'D MAR25 1940 at 1:35 pm

TP

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1115

For and in consideration of the sum of FIFTEEN HUNDRED DOLLARS ONE HUNDRED DOLLARS CASH, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND A SERIES OF FIFTY SIX NOTES PAYABLE TO ORDER HERSCHEL A. GRAVES ADMINISTRATOR OF TWENTY FIVE DOLLARS PRINCIPAL PAYMENT EACH WITH INTEREST AT 6% OF BALANCE OF INDEBTEDNESS ADDED CURRENTLY EACH MONTH. THE FORST NOTE BEING IN THE AMOUNT OF $32.00, BEING $25.00 PAYMENT ON PRINCIPAL AND $7.00 INTEREST OF BALANCE OF INDEBTEDNESS FOR CURRENT MONTH. EACH SUCCEEDING NOTE INCLUDES $25.00 PAYMENT ON PRINCIPAL PLUS CURRENT INTEREST, EACH NOTE DECREASING THIRTEEN CENTS EACH MONTH UNTIL THE LAST NOTE IS IN THE AMOUNT OF $25.12. IN EVENT THAT ANY THREE SUCCESSIVE NOTES FALL DUE AND UNPAID, THEN ALL THE REMAINING UNPAID NOTES ARE AUTOMATICALLY DUE AND PAYABLE. THE BUYER RESERVES THE RIGHT TO PAY OFF THE BALANCE WITH ACCRUED INTEREST AT ANY TIME DURING THE EXISTENCE OF THIS INSTRUMENT. PURCHASER AGREES TO PAY EACH YEARS TAXES WHEN DUE; AND TO CARRY $1000.00 FIRE AND TORNADO INSURANCE ON DWELLING. FAILURE ON THE PART OF PURCHASER TO COMPLY WITH PRECEEDING REQUIREMENTS, AUTOMATICALLY MAKES ALL REMAINING UNPAID NOTES DUE AND PAYABLE. HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFERAND CONVEY UNTO THE SAID MOLLIE BAKER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: LOCATED IN THE ~~TOWN~~ OF GOODLETTSVILLE, TENTH CIVIL DISTRICT AND KNOWN AS THE J. R. GRAVES HOME PLACE. BEGINNING AT STAKE AT CORNER OF MCLURE AND HERROD ST. RUNNING WEST ON MCLURE ST. 405 FEET TO STAKE AT CORNER OF MCLURE AND GRAVES ST, THENCE AT RIGHT ANGLES SOUTH 155 FEET TO, CORNER NORTH WEST OF J. R. GRAVES AND GILLY BAKER LINE, THENCE EAST AT RIGHT ANGLE 246 FEET TO OLD HERROD PROPERTY, THENCE AT RIGHT ANGLE NORTH 48 FEET TO STAKE, THENCE AT RIGHT ANGLE EAST 159 FEET TO STAKE AT NORTH EAST CORNER OF J. R. GRAVES AND OLD HERROD PROPERTY ON HERROD ST, THENCE NORTH ON HERROD ST 107 FEET TO STARTING POINT STAKE AT CORNER OF MCLURE AND HERROD ST.

(X) STATE OF TENNESSEE- DAVIDSON COUNTY,
PERSONALLY APPEARED BEFORE ME MRS. ROSALINE FISHER A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED HERSCHEL GRAVES, C. WILBUR GRAVES, ALICE LOVE GRAVES, EDITH KLOOZ GRAVES AND JENNIE WHITE GRAVES THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. AND -- WI - - OF THE SAID - - HAVING APPEARED BEFORE ME PRIVATELY AND APART FROM - - HUSBAND, THE SAID - - THEY - - - ACKNOWLEDGED THE EXECUTION OF THE SAID INSTRUMENT TO HAVE BEEN DONE BY THEIR 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 13TH DAY OF JANUARY 1940.
COM. EXPIRES OCT 6, 1942 (SEAD) ROSALINE FISHER NOTARY PUBLIC

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said MOLLIE BAKER, HER, heirs and assigns, forever, and WE do covenant with the said MOLLIE BAKER that - lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered.

And WE, THE SIGNATORIES do further covenant and bind OUR heirs and representatives, to warrant and forever defend the title to said land to the said MOLLIE BAKER, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness - hand, this day of

Witness: EDITH KLOOZ GRAVES, JENNIE WHITE GRAVES, HERSCHEL A. GRAVES, C. WILBUR GRAVES, MARGARET GRAVES MCCREARY, WILLIAM ERNEST MCCREARY, ALICE LOVE GRAVES

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, SAM GARFINKLE a Notary Public in and for said County and State, the within-named MARGARET GRAVES MCCREARY & WILLIAMS ERNEST MCCREARY the bargainor, 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 HER husband, the said MARGARET GRAVES MCCREARY X SHE acknowledged the execution of the said instrument to have been done by HER 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 28TH day of DECEMBER, 1939

Commission Expires 9 day of NOV, 1942 (Seal.) SAM GARFINKLE Notary Public.

U.S.R.S. $1.50 SEE X ABOVE

REC'D MAR 25, 1940 AT 2;46 P.M.

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