1115

For and in consideration of the sum of THREE THOUSAND ($3,000.00) AND NO/100 DOLLARS

CASH IN HAND PAID BY CASPER S. AITA, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CYNTHIA AITA, A WIDOW, AND LOUISE ARRINGTON, LEO AITA, GUS B. AITA, JOHN B. AITA AND MINNIE AITA HENDERSON HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CASPER S. AITA, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCELOF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TWO TRACTS OF LAND IN THE 14TH, FORMERLY ~~24TH~~, CIVIL DISTRICT OF SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF EATON CREEK ROAD AT A POINT IN THE SOUTHERN BOUNDARY LINE OF A TRACT OF LAND CONVEYED TO ELSIE CLARK BY DEED FROM J. R. ARRINGTONAND WIFE OF RECORD IN BOOK 911, PAGE 13 REGISTER'S OFFICE FOR SAID COUNTY THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO J. R. ARRINGTON BY DEED FROM GUS AITA AND WIFE OF RECORD IN BOOK 731, PAGE 245, SAID REGISTER'S OFFICE; THENCE EASTERLY, WITH THE CENTER OF SAID EATON CREEK ROAD, 63½ POLES, MORE OR LESS, TO THE SOUTHWEST CORNER OF A 1 3/4 ACRE TRACT OF LAND CONVEYED TO J. A. ARRINGTON BY DEED FROM R. J. AITA ET AL OF RECORD IN BOOK 545, PAGE 538, SAID REGISTER'S OFFICE; THENCE NORTH 53° EAST, WITH THE SOUTHEASTERN BOUNDARY LINE OF SAID J. A. ARRINGTON TRACT OF LAND, 35.84 POLES TO THE NORTHEAST CORNER OF SAID ARRINGTON TRACT OF LAND; THENCE LEAVING SAID EATON CREEK ROAD, SOUTH 88½° EAST 11 POLES, MORE OR LESS, TO A STAKE, BLACK GUM AND ~~FOR~~ HICKORY POINTERS; THENCE SOUTH 1½° WEST 81½ POLES TO A STAKE ON THE SOUTH SIDE OF A HOLLOW; THENCE NORTH 88½° WEST 103 3/4 POLES TO A STAKE WITH BLACK OAK POINTERS; THENCE NORTH 2° EAST 56 POLES TO THE BEGINNING, CONTAINING 40 ACRES, MORE OR LESS.

BEING ALL OF THE PROPERTY CONVEYED TO ANGELO AITA BY DEED FROM HENRY FLOTO AND WIFE MARGARET FLOTO OF RECORD IN BOOK 123, PAGE 175 AND PART OF THE PROPERTY CONVEYED TO ANGELO AITA BY DEED FROM CATHERINE SPATHELF ET AL. OF RECORD IN BOOK 79, PAGE 164, SAID REGISTER'S OFFICE, THE SAID ANGELO AITA HAVING SINCE DIED AND THE ABOVE NAMED GRANTORS AND GRANTEE BEING HIS ONLY HEIRS-AT-LAW.

(X) STATE OF MICHIGAN - COUNTY OF WAYNE
PERSONALLYAPPEARED BEFORE ME CHARLES C. BOSTON A NOTARY PUBLIC IN AND FOR DAID COUNTY AND STATE, THE WIRHIN NAMED MINNIE AITA HENDERSON,ONE OF THE BARGAINORS, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
WITNESS MY HAND AND OFFICIAL SEAL AT DETROIT, MICHIGAN, THIS 28 DAY OF FEB 1940.

COM. EXPIRES APRIL 23, 1940 (SEAL) CHARLES C. BOSTON 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 CASPER S. AITA, HIS ..., heirs and assigns, forever, and WE do covenant with the said CASPER S. AITA 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 OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said CASPER S. AITA, HIS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 20TH day of FEBRUARY 1940

Witness: GUS B. AITA, JOHN B. AITA

MINNIE AITA HENDERSON
MRS. CYNTHIA AITA
LEO AITA
LOUISE AITA ARRINGTON

STATE OF TENNESSEE, DAVIDSON COUNTY.
Personally appeared before me, W. F. TEASLEY a Notary Public in and for said County and State, the within-named CYNTHIA AITA, LOUISE AITA ARRINGTON, LEO AITA GUS B. AITA AND JOHN B. AITA 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 WHITE'S CREEK, Tennessee, this 20 day of MARCH, 19 40
Commission Expires 21 day of JAN, 19 40 (Seal.) W. F. TEASLEY
SEE X ABOVE Notary Public.

U.S.R.S $3.00
REC'D APR 6, 1940 AT 3;07 P.M.
TP

1115

For and in consideration of the sum of ($600.00) SIX HUNDRED & NO/100THS DOLLARS CASH IN HAND PAID, BY HARRY E. DEITRICK AND WIFE, JANE M DEITRICK, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED CUMBERLAND DEVELOPEMENT COMPANY, A TENNESSEE CORPORATION, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE SAID HARRY E. DEITRICK AND WIFE, JANE M. DEITRICK, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STETE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN THE 11TH, FORMERLY 19TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 1,2 3, 4, AND 5, OF BLOCK "B" ON THE PLAN OF MARATHONNA, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY J. A. MEFFORD, SURVEYOR, DECEMBER --- 1937 AS FOLLOWS: BEGINNING IN THE SOUTHERLY MARGIN OF OLD HICKROY BOULEVARD, AT THE WEST CORNER OF EZELL ROAD EAST, AND RUNNING THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF EZELL RAOD EAST A DISTANCE OF 341.9 FEET TO A POINT; THENCE NORTH 86 DEGREES 2 MINUTES WEST A DISTANCE OF 118 FEET TO A POINT; THENCE NORTHWARDLY AND AT RIGHT ANGLES A DISTANCE OF 345.3 FEET TO A POINT IN THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD 131.7 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. TAXES FOR 1940 TO BE PAID BY PURCHASERS. 1. ANY DWELLING TO BE ERECTED THEREON TO BE OF UNIFORM DISTANCE FROM THE STREET AS OTHER DWELLINGS ALONG 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 ANT 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, OR PLACE 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 THE LAND, AND TO BE OFFULL FORCE AND EFFECT UNTIL JANUARY 1, 1956.

(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 JNO A. MEFFORD ATTESTING THE SAME AS SECRETARY.
WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 4TH DAY OF APRIL 1940.

MY COM. EXPIRES APRIL 7, 1940 (SEAL) LELA RICHARDSON, 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 HARRY E. DEITRICK AND WIFE, JANE M. DEITRICK, THEIR ..., heirs and assigns, forever, and IT DOES do covenant with the said HARRY E. DEITRICK AND WIFE, JANE M. DEITRICK 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 HARRY E. DEITRICK AND WIFE, JANE M. DEITRICK, THEIR heirs and assigns, against the lawful claims of all persons whomsoever. IN WITNESS WHEREOF, SAID CUMBERLAND DEVELOPEMENT 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 4TH DAY OF APRIL 1940. THE CORPORATION HAS NO SEAL.
~~Witness my hand, this day of~~

ATTEST: JNO A.MEFFORD, SECRETARY (CUMBERLAND DEVELOPEMENT COMPANY, BY: W. L. HAILEY, PRESIDENT

STATE OF TENNESSEE, DAVIDSON COUNTY.
Personally appeared before me, X a Notary Public in and for said County and State, the within-named X the bargainor, with whom I am personally acquainted, and who acknowledged that 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 day of, 19
Commission Expires day of X, 19 (Seal.)
X (SEE X ABOVE) Notary Public.

U.S.R.S. $1.00
REC'D APR 6, 1940 AT 10;10 A.M.
TP