Book No. 1126

For and in consideration of the sum of FOUR HUNDRED AND NO/100 - - - - - DOLLARS

CASH IN HAND PAID BY JOHN REEVES MOORE AND WIFE, MAUD CLAYTOR MOORE, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, L.W. YOUNG AND WIFE, NELLIE ELIZABETH YOUNG HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JOHN REEVES MOORE AND WIFE, MAUD CLAYTOR MOORE, 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.1 OF BLOCK "C" ON THE PLAT OF INGLEWOOD TERRACE, AS OF RECORD IN BOOK 1130 PAGE 1, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS.

BEGINNING ON THE WESTERLY MARGIN OF STRATFORD AVENUE AT THE CORNER OF LOTS NOS.1 AND 2; THENCE WITH SAID AVENUE, NORTHWARDLY 55 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE IN A NORTHWESTERLY DIRECTION 31.4 FEET TO THE SOUTHERLY MARGIN OF INGLEWOOD CIRCLE NORTH; THENCE WITH SAME WESTWARDLY 130 FEET TO THE NORTHEAST CORNER OF LOT NO.13; THENCE WITH THE EASTERLY LINE OF SAID LOT NO.13, SOUTHWARDLY 75 FEET TO THE DIVIDING LINE BETWEEN LOTS NOS. 1 AND 2; THENCE WITH SAID LINE, EASTWARDLY 150 FEET TO THE BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO L.W. YOUNG, SR. BY DEED FROM R.W. CREIGHTON ET AL, OF RECORD IN BOOK 1110 PAGE 276, SAID REGISTER'S OFFICE FOR SAID COUNTY.

SAID PROPERTY IS CONVEYED SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT OF RECORD IN BOOK 1066 PAGE 437, 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 JOHN REEVES MOORE AND WIFE, MAUD CLAYTOR MOORE, THEIR, heirs and assigns, forever, and WE do covenant with the said JOHN REEVES MOORE AND WIFE, MAUD CLAYTOR MOORE 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 JOHN REEVES MOORE AND WIFE, MAUD CLAYTOR MOORE, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand, this 11TH day of MARCH 1940.

Witness: L.W. YOUNG
NELLIE ELIZABETH YOUNG

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, WADE SAIN a Notary Public in and for said County and State, the within-named L.W. YOUNG AND WIFE, NELLIE ELIZABETH YOUNG 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 X 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 TH day of MARCH, 19 40.

Commission Expires APRIL 17 1940 (Seal.) WADE SAIN Notary Public.

U.S.R.S. $.50¢

Received MCH 12 1940 AT 2:38 P.M.



Book No. 1126

For and in consideration of the sum of $10.00 TEN & NO/100 - - - - - DOLLARS

CASH IN HAND PAID BY OSCAR GODWIN, THE RECEIPT OF WHICH IS AACKNOWLEDGED, ALSO OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS ALSO ACKNOWLEDGED, AND AS A FURTHER CONSIDERATION THE SAID OSCAR GODWIN ASSUMES AND AGREES TO PAY A LOAN IN THE ORIGINAL SUM OF $4,000.00 WHICH HAS BEEN REDUCED AND THERE BEING A BALANCE DUE ON SAME AS OF MARCH 1,1940 IN THE SUM OF $3,737.29 AS EVIDENCED BY A NOTE EXECUTED BY E.A. CLARK AND WIFE, EULA CLARK, WITH INTEREST AT THE RATE OF 5% PER ANNUM, ON THE UNPAID BALANCE, WHICH NOTE PROVIDES FOR THE PAYMENT OF SAID PRINCIPAL AND INTEREST AT THE RATE OF $31.63 PER MONTH, TO BE APPLIED FIRST TO INTEREST ON THE UNPAID BALANCE OF SAID NOTE, AND THE REMAINDER TO THE PRINCIPAL UNTIL SAID NOTE IS PAID IN FULL, AND THE SAME BEING MORE PARTICULARLY DESCRIBED AND SECURED IN DEED OF TRUST EXECUTED BY E.A. CLARK AND WIFE, EULA CLARK TO VIRGIL R.HALL, TRUSTEE DATED OCTOBER 3, 1938 AND RECORDED IN BOOK 1032, PAGE 348 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,

WE, E.A. CLARK AND WIFE, EULA CLARK HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID OSCAR GODWIN, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING IN THE 7TH, FORMERLY THE 11TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY S.M. MCMURRAY ENGINEERING COMPANY, SEPTEMBER 16,1938, AS FOLLOWS:
BEGINNING AT A STAKE ON THE SOUTHERLY MARGIN OF HARDING PLACE 640 FEET WEST OF THE WESTERLY MARGIN OF ESTES AVENUE; THENCE WITH SAID HARDING PLACE, WESTWARDLY 200 FEET TO A STAKE; THENCE AT RIGHT ANGLES SOUTHWARDLY 335 FEET TO A STAKE; THENCE AT RIGHT ANGLES EASTWARDLY 200 FEET TO A STAKE; THENCE AT RIGHT ANGLES NORTHWARDLY 335 FEET TO THE BEGINNING.
BEING THE SAME PROPERTY CONVEYED TO E.A. CLARK, BY DEED FROM MRS. KATE T. SHARBER OF RECORD IN BOOK 1046, PAGE 596 REGISTERSS OFFICE FOR SAID COUNTY.
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:
1. TAXES FOR THE YEAR 1940 WHICH THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY.
2. EASEMENTS REGARDING WATER MAINS AND WATER PRIVILEGES IN BOOK 756 PAGE 509 BOOK 944, PAGE 578, BOOK 1013, PAGE 508, AND BOOK 1015, PAGE 458, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
3. RESTRICTIVE COVENANTS CONTAINED IN DEED FROM MRS. KATE T. SHARVER TO E.A. CLARK, OF RECORD IN BOOK 1046 PAGE 596, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:
SAID PREMISES TO BE USED FOR RESIDENTIAL PURPOSES ONLY. THE GRANTEE, HIS SUCCESSORS OR ASSIGNS SHALL HAVE THE RIGHT TO USE THE PRESENT STRUCTURE AS A RESIDENCE WITH SUCH IMPROVEMENTS OR ADDITIONS THERETO AS HE OR HIS SUCCESSORS OR ASSIGNS MAY DESIRE. UPON DEMOLITION OR DESTRUCTION OF THE PRESENT STRUCTURE AND ADDITIONS THERETO, IF ANY, OR UPON THE CONSTRUCTION OF A NEW RESIDENCE THE COST OF SUCH NEW RESIDENCE SHALL NOT BE LESS THAN $7,500.00, AND NO MORE THAN ONE ADDITIONAL RESIDENCE SHALL BE BUILT ON SAID 200 FEET.

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said OSCAR GODWIN, HIS, heirs and assigns, forever, and WE do covenant with the said OSCAR GODWIN 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, except as hereinbefore stated

And WE, E.A. CLARK AND WIFE, EULA CLARK do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said OSCAR GODWIN, HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 12TH day of MARCH 1940.

Witness: E.A. CLARK
EULA CLARK

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, G.W. ALLEN a Notary Public in and for said County and State, the within-named E.A. CLARK AND WIFE, EULA CLARK 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 X 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 12TH day of MARCH, 19 40.

Commission Expires JAN 6 1941 (Seal.) G.W. ALLEN Notary Public.

U.S.R.S. $2.00

Received MCH 12 1940 AT 3:07 P.M.