COOK, BARNHILL & BRIDGE CO. NASHVILLE

Book No. 1132

For and in consideration of the sum of $400.00 FOUR HUNDRED DOLLARS, PAID IN CASH BY NORRIS GILLIAM AND WIFE, MARY BALLARD GILLIAM, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, ROY WILLIS & WIFE, ROSA H.WILLIS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID NORRIS GILLIAM AND WIFE, MARY BALLARD GILLIAM, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS NO. 6 AND 7 IN BLOCK "H" OF ROSCOE SUBDIVISION AS SHOWN IN RECORD IN BOOK NO.843, PAGE 74, REGISTERS OFFICE OF SAID COUNTY.

SAID LOTS 6 AND 7 FRONT 100 FT. ON THE SOUTHERLY SIDE OF HOLLYWOOD ST., AND RUN BACK BETWEEN PARALLEL LINES 150 FT. TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO ROY WILLIS BY DEED FROM H.ROSCOE DRAKE, ET AL, DATED _____, AS OF RECORD IN BOOK 963, PAGE 199, SAID REGISTERS OFFICE.

1. THE SAID PARTY OF THE SECOND PART, HIS HEIRS, LEGAL REPRESENTATIVES OR ASSIGNS OR EITHER OF THEM WILL NOT ERECT MORE THAN ONE DWELLING ON ANY ONE LOT ABOVE MENTIONED, AND THAT EACH DWELLING HOUSE SO ERECTED ON ABOVE DESCRIBED LOT OR LOTS SHALL COST IN LABOR AND MATERIALS AT A FAIR AND JUST VALUATION AT THE LEAST THE SUM OF $2000.00 EACH, AND THAT NO BUILDING SHALL BE ERECTED THEREON FOR ANY USE EXCEPT RESIDENTIAL PURPOSES; PROVIDED, HOWEVER, THAT A PRIVATE GARAGE MAY BE ERECTED, FOR THE EXCLUSIVE USE OF THE PERSON OR PERSONS OCCUPYING THE LOT WHEREON SUCH GARAGE MAY BE ERECTED.

2. THERE SHALL BE ESTABLISHED A BUILDING LINE OF THIRTY FEET DISTANT FROM AND PARALLEL WITH THE FRONT BOUNDARY LINE OF EACH LOT, AND NO BUILDING OR STRUCTURE OF ANY KIND OR ANY PART OF ANY BUILDING, ERECTION, OR STRUCTURE, INCLUDING BAY WINDOWS, VERANDAS AND PORCHES, BUT EXCEPTING STEPS, SHALL BE PLACED ON OR EXTEND OVER, ANY PORTION OF THE SAID PREMISES WHICH LIES BETWEEN THE SAID BUILDING AND THE STREET LINE OF SAID LOT.

3. THE SAID PARTY OF THE SECOND PART, HIS HEIRS, LEGAL REPRESENTATIVES OR ASSIGNS, OR EITHER OF THEM WILL NOT CONVEY, ENCUMBER, LEASE, RENT, OR GIVE POSSESSION OF SAID LOT, EITHER VOLUNTARILY OR INVOLUNTARILY TO ANY PERSON OF THE NEGRO RACE, OR FOR ANY PURPOSE OF CONDUCTING ANY BUSINESS THEREON.

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

And -- do further covenant and bind -- heirs and representatives, to warrant and forever defend the title to said land to the said --, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 31ST. day of MARCH, 1941.

Witness: (MRS.) ROSA H.WILLIS.

ROY WILLIS.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, M.A.DRAPER, a Notary Public in and for said County and State, the within-named ROY WILLIS & WIFE, ROSA H.WILLIS, the bargainorS, 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 GOODLETTSVILLE, Nashville, Tennessee, this 31ST. day of MARCH, 1941.

MY Commission Expires 14TH day of JULY, 1941. (Seal.) M.A.DRAPER, Notary Public.

U.S.R.S. $0.55

RECD APRIL 15, 1941 AT 9:01 A.M.

MM

COOK, BARNHILL & BRIDGE CO. NASHVILLE

Book No. 1132

For and in consideration of the sum of THREE HUNDRED & FIFTY & NO/100 DOLLARS CASH IN HAND PAID BY THELMA NICHOLSON, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ALONZO L. BINKLEY, AND WIFE AUGUSTA BINKLEY HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID THELMA NICHOLSON HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 31, IN THE MENEES SUBDIVISION OF LOT NO. 8 OF THE THOMAS WOODARD PLAN, AS RECORDED IN BOOK NO. 161, PAGE 44 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 31 FONTS 50 FEET ON THE EAST SIDE OF HUTCHISON AVENUE (NOW KNOWN AS 15TH AVENUE NORTH) AND RUNS BACK, BETWEEN PARALLEL LINES, 128.4 FEET ON THE NORTH LINE AND 127.1 FEET ON THE SOUTH LINE, TO A 14 FOOT ALLEY, AND SHOWS 50 FEET ON SAID ALLEY. AND BEING THE SAME PROPERTY CONVEYED TO ALONZO BINKLEY AND WIFE, MARTHA BINKLEY, AS OF RECORD IN BOOK NO. 567, PAGE 219 REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, ON APRIL 15TH, 1921, SINCE THEN THE SAID MARTHA BINKLEY HAS DIED, AND AT THIS TIME THE SAID ALONZO L. BINKLEY IS MARRIED TO AUGUSTA BINKLEY, AND THEY NOW OWN SAID PROPERTY IN FEE SIMPLE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said THELMA NOCHOLSON, AND HER, heirs and assigns, forever, and WE do covenant with the said THELMA NICHOLSON 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, ALONZO L. BINKLEY AND WIFE, AUGUSTA BINKLEY do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said THELMA NICHOLSON AND HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 12 day of APRIL 1941

Witness: ALONZO L. BINKLEY
AUGUSTA BINKLEY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, D. R. MYERS a Notary Public in and for said County and State, the within-named ALONZO L. BINKLEY AND WIFE, AUGUSTA BINKLEY the bargainorS, with whom I am personally acquainted, and who acknowledged that THEY HAVE 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 12 day of APRIL, 1941

Commission Expires 26 day of APRIL, 1941 (Seal.) D. R. MYERS Notary Public.

REC'D APR 14, 1941 AT 12/24 P.M.