45096 MARSHALL & BRUCE CO NASHVILLE

Book No. 1148

For and in consideration of the sum of SIX THOUSAND FIFTY AND NO/100THS DOLLARS CASH IN HAND PAID BY R. M. CHILDRESS AND WIFE, FLORENCE LEE CHILDRESS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED;

I, C. B. KELLEY, UNMARRIED, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID R. M. CHILDRESS & WIFE, FLORENCE LEE CHILDRESS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LOT NO. 69 ON THE MAP OF THE WOODMONT BOULEVARD SECTION OF MARENGO PARK, OF RECORD IN BOOK 1130, PAGE 2, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 69 FRONTS 75 FEET ON THE NORTHWESTERLY SIDE OF GEN. JOHN B. HOOD TRAIL AND RUNS BACK BETWEEN PARALLEL LINES 195 FEET TO A DEAD LINE.

BEING PART OF THE PROPERTY CONVEYED TO C. B. KELLEY BY DEED FROM JAMES E. CALDWELL & COMPANY, OF RECORD IN BOOK 1113, PAGE 598, SAID REGISTER'S OFFICE.

SAID PROPERTY IS CONVEYED SUBJECT TO RESERVATION FOR A 10 FOOT EASEMENT ALONG THE REAR OF THE PREMISES FOR PUBLIC UTILITIES; ALSO, A BUILDING SET-BACK LINE OF 50 FEET; ALL AS SHOWN ON THE PLAN OF RECORD IN BOOK 1130, PAGE 2, SAID REGISTER'S OFFICE.

SAID PROPERTY IS ALSO CONVEYED SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT EXECUTED BY JAMES E. CALDWELL & COMPANY, OF RECORD IN BOOK 1113, PAGE 296, R.O.D.C., TENN., TO WHICH REFERENCE IS HEREBY MADE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said R. M. CHILDRESS & WIFE, FLORENCE LEE CHILDRESS, THEIR ....., heirs and assigns, forever, and I do covenant with the said R. M. CHILDRESS & WIFE, FLORENCE LEE CHILDRESS, 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,

EXCEPT FOR 1940 TAXES, WHICH PURCHASER ASSUMES AND AGREES TO PAY.

And I, C. B. KELLEY, do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said R. M. CHILDRESS & WIFE, FLORENCE LEE CHILDRESS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 1ST day of AUGUST, 1940.

C. B. KELLEY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JENNIE ALLEN BETTY a Notary Public in and for said County and State, the within-named C. B. KELLEY,

the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

And XX 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 27TH day of SEPTEMBER, 1940.

Commission Expires 2/3/44 day of ....., 19..... (Seal.) JENNIE ALLEN BETTY
Notary Public.

U.S.R.S. $7.15

RECEIVED SEPT. 30, 1940, AT 9:19 A.M.