45439 MARSHALL & BRUCE CO., NASHVILLE

Book No. 1151

For and in consideration of the sum of FIVE & NO/100THS ($5.00) DOLLARS, CASH IN HAND PAID BY RICHARD DEAN DUNCAN AND WILLE G. DUNCAN AND OTHER VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH ARE HEREBY ACKNOWLEDGED,

WE, SAM F. COLEMAN AND WIFE DARTHEA TUCKER COLEMAN HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID RICHARD DEAN DUNCAN AND WIFE WILLIE G. DUNCAN THEIR, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT

LAND IN DAVIDSON COUNTY,TENNESSEE, BEING LOT NO.9 OF BLOCK I ON THE MAP OF E.L. HAMPTON'S SUBDIVISION OF THE STOKES TRACT, AS OF RECORD IN BOOK 974, PAGE 24, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.9 FRONTS 95 FEET ON THE WESTERLY SIDE OF WOODLAWN AVENUE AND RUNS BACK 205.3 FEET ON ITS NORTHERLY LINE AND 219 FEET ON ITS SOUTHERLY LINE TO A DEAD LINE, MEASURING 95 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO SAM.F.COLEMAN AND WIFE DARTHEA TUCKER COLEMAN BY DEED FROM WILLIAM A. PATRICK AND WIFE OF RECORD IN BOOK 1142, PAGE 89, 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 RICHARD DEAN DUNCAN AND WIFE WILLIE G. DUNCAN THEIR, ..., heirs and assigns, forever, and WE DO do covenant with the said RICHARD DEAN DUNCAN AND WIFE WILLIE G. DUNCAN 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 1940 TAXES ASSESSED AGAINST SAID PROPERTY WHICH ARE PRO RATED AS OF DATE HEREOF, AND THE SAID PURCHASERS, HEREBY AGREE TO PAY THE SAME.

And WE SAM F. COLEMAN AND WIFE DARTHEA TUCKER COLEMAN do further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said land to the said RICHARD DEAN DUNCAN AND WIFE WILLIE G. DUNCAN THEIR, heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S., this 4TH day of JUNE 1940.

Witness: SAM F. COLEMAN

DARTHEA TUCKER COLEMAN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, CALVIN COCKRILL a Notary Public in and for said County and State, the within-named SAM F. COLEMAN AND WIFE DARTHEA TUCKER, COLEMAN

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

And ~~--~~ wife of the said ~~-~~, having appeared before me privately and apart from husband, the said ~~-~~ 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 6TH day of JUNE, 1940.

Commission Expires APRIL 2, 1944. (Seal.) CALVIN COCKRILL Notary Public.

U. S. R. S. $ 5.00

RECD JUNE 6TH,1940 AT 1;55 P.M.

45439 MARSHALL & BRUCE CO., NASHVILLE

Book No. 1151

For and in consideration of the sum of ONE HUNDRED TWENTY FIVE AND 00/100 ($125.00) DOLLARS CASH IN HAND PAID BY W.C. MONCREIF & COMPANY INC., A TENNESSEE, CORPORATION TO CUMBERLAND DEVELOPMENT COMPANY THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, CUM BERLAND DEVELOPMENT COMPANY, A TENNESSEE, CORPORATION HAS BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID W.C.MONCRIEF & COMPANY INC. ITS SUCCESSORS, AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY,TENNESSEE,AND BEING LOT NO.29 IN BLOCK "C" ON A MAP ENTITLE SUBDIVISION MAP 3, OF THE LIFE & CASUALTY INSURANCE COMPANY PROPERTY AT OLD HICKORY,DAVIDSON COUNTY,TENNESSEE, RECORDED IN BOOK 974, PAGE 11, SAID REGISTER'S OFFICE. SAID LOT NO.29 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF HAMBLEN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO A DEAD LINE AND BEING 60 FEET THEREON.

BEING A PART OF THE SAME PROPERTY CONVEYED TO CUMBERLAND DEVELOPMENT COMPANY BY DEED FROM LIFE & CASUALTY INSURANCE COMPANY AS OF RECORD IN BOOK 1003, PAGE 51, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

TAXES FOR THE YEAR 1940 ARE TO BE PRO RATED AS OF THE DATE OF DEED.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING RESTRICTIONS;

1,THAT ALL BUILDINGS ERECTED ON SAID LAND SHALL BE OF UNIFORM DISTANCE RROM THE PROPERTY LINES, WHICH SHALL IN NO INSTANCE BE NEARER THAN TWENTY FEET FROM SAID PROPERTY LINES.

2. THAT THE PREMISES AND NO PART THEREOF SHALL BE SOLD, ALIENED CONVEYED OR DEVISED TO ANY PERSON OF AFRICAN BLOOD OR DESCENT AND THAT NO PERSON OF AFRICAN BLOOD OR DESCENT SHALL OWN OR ACQUIRE TITLE THERETO, EITHER IN FEE OR OTHERWISE, OR AS TENANTS OR LESSEES, BUT THIS COVENANT DOES NOT PRECLUDE OR PROHIBIT PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON THE SAID PREMISES IN THE CAPACITY OF SERVANTS.

3. NO DWELLING SHALL BE CONSTRUCTED AT A COST OF LESS THAN $1250.00.

4. THE FOREGOING STIPULATIONS COVENANTS AND CONDITIONS ARE AND SHALL BE BINDING AND OBLIGATORY UPON AND SHALL BE OBSERVED BY THE SAID GRANTEES, AND HEIRS DEVISEES OR ASSIGNS, UNTIL THE FIRST DAY OF JANUARY 1956, AND IT IS EXPRESSLY AGREED THAT ALL AND EVERY OF SAID STIPULATIONS,COVENANTS AND CONDITIONS ATTACH TO AND RUN WITH THE LAND , AND SHALL BE BINDING AND OBLIGATORY UPON ALL AND EVERY PERSON OR PERSONS WHO NOW OR THEREAFTER OWN POSSESS, OCCUPY AND USE SAID PREMISES OR ANY PART THEREOF,OR ANY BUILDING OR STRUCTURE THEREON, UNDER ANY TENURE WHATSOEVER.

SEWERAGE RESTRICTIONS; THE SEWERAGE RIGHTS BY VIRTUE OF SEWER LINES NOW ON THIS PROPERTY ARE NOT EXCLUSIVE TO THE PURCHASERS HEREIN,BUT ARE HEREBY RESERVED FOR THE COMMON USE OF OTHER DUPONTONIA PROPERTY WITH FULL RIGHT AND PRIVILEGE TO MAKE ANY CONNECTIONS THERETO.

THE PURCHASER IS HEREBY EXTENDED THE PRIVILEGE OF CONNECTING WITH THE WATER SYSTEM OF DUPONTONIA WATER COMPANY, BY ONE CONNECTION THE SAME BEING AN ONE- HALF INCH WATER CONNECTION, AND THE SAME IS TO BE INSTALLED AND USED AS PROVIDED IN THE RULES AND REGULATIONS OF THE DUPONTONIA WATER COMPANY, AND ALL INSTALLATION EXPENSE IS TO BE PAID AND ASSUMED BY THE PURCHASER.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said W.C.MONC RIEF, & COMPANY INC. ITS SUCCESSOS, ..., heirs and assigns, forever, and CUMBERLAND DEVELOPMENT COMPANY DOES ~~do~~ covenant with the said W.C. MONCRIEF & COMPANY INC. 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 DEVELOPMENT COMPANY DOES, ~~do~~ further covenant and bind ITSELF ITS SUCCESSORS, AND ASSIGNS, heirs and representatives, to warrant and forever defend the title to said land to the said W.C. MONCRIEF, & COMPANY INC., ..., heirs and assigns, against the lawful claims of all persons whomsoever. IN WITNESS WHEREOF SAID CUMBERLAND DEVELOPMENT 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 25TH DAY OF MAY 1940 THE CORPORATION HAS NO SEAL.

~~Witness~~ ATTEST: CUMBERLAND DEVELOPMENT COMPANY

JNO A. MEFFORD, BY W.L. HAILEY, PRESIDENT

SECRETARY.

~~STATE OF TENNESSEE, DAVIDSON COUNTY.~~

Personally appeared before me, ~~-~~ a Notary Public in and for said County and State, the within-named ~~-~~ ~~-~~ the bargainor....., with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

And ~~-~~ wife of the said ~~-~~, having appeared before me privately and apart from husband....., the said ~~-~~ 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..... (Seal.) ~~-~~ Notary Public.

U. S. R. S. $.....

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, ~~WI~~ WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH, ACKNOWLEDGED THEMSELVES TO BE THE PRESIDENT AND SECRETARY , RESPECTIVELY OF THE CUMBERLAND DEVELOPMENT 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 BYHIMSELF AS PRESIDENT AND THE SAID JOHN A. MEFFORD ATTESTING THE SAME AS SECRETARY.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE TENNESSEE THIS 25TH DAY OF MAY, 1940.

(SEAL) LELA RICHARDSON,
NOTARY PUBLIC

MY COMMISSION EXPIRES APRIL 4, 1944.
U.S.R.S.$.50¢
RECEIVED JUNE 6TH,1940 AT 9;31 A.M.