NUMBER 39925 RECORDED JUNE 14TH,1940 CUMBERLAND DEVELOPMENT COMPANY A CORPORATION TO C.L. FERRELL

39925 MARSHALL & BRUCE CO., NASHVILLE

Book No. 1151

For and in consideration of the sum of THREE HUNDRED FIFTEEN AND NO/100 ($315.00) DOLLARS, CASH IN HAND PAID BY C. L.FERRELL, TO CUMBERLAND DEVELOPMENT COMPANY A TENNESSEE, CORPORATION HAS BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID C. L.FERRELL, HIS HEIRS 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 LOTS NOS.13,14, 15 AND 16 OF BLOCK "B" AND LOT NO.27 OF BLOCK"A" ON A MAP ENTITLE SUBDIVISION MAP 3, OF TH LIFE & CASUALTY INSURANCE COMPANY PROPERTY AT OLD HICKORY DAVIDSON COUNTY,TENNESSEE, RECORDED IN BOOK 974, PAGE 11 SAID REGISTER'S OFFICE. SAID LOTS NOS.13, 14, 15 AND 16 JOIN AND TOGETHER FRONT 242 FEET ON THE NORTH ERLY SIDE OF PARK CIRCLE AND RUN BACK ON TH WESTERLY LINE 165 FEET AND ON THE EASTERLY LINE WITH THE WESTERLY LINE OF PARK CIRCLE 168.2 FEET TO A DEAD LINE, AND BEING 274.7 THEREON.

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

SAID LOT NO.27 OF BLOCK "A" FRONTS 60 FEET ON THE SOUTHERLY SIDE OF PARK CIRCLE AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO A DEAD LINE AND BEING 60 FEET THEREON BEING A PART OF THE SAMEPROPERTY CONVEYED TO CUMBERLAND DEVELOPMENT BY DEED FROM LIFE & CASUALTY INSURANCE COMPANY AS OF RECORD IN BOOK 1003 PAGE 51, SAID REGISTER'S OFFICE.

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 FROM THE FROM THE PROPERTY LINES WHICH SHALL IN NO INSTANCE BE NEARER THAT 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 ANDRUN WITH THE LAND AND SHALL BE BINDING AND OBLIGATORY UPON ALL AND EVERY PERSON OR PERSONS WHO NOW OF HEREAFTER 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 FIVE CONNECTIONS, 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 C.L.FERRELL, HIS, heirs and assigns, forever, and CUMBERLAND DEVELOPMENT COMPANY DOES ~~do~~ covenant with the said C.L.FERRELL, 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,(*) THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, CUMBERLAND DEVELOPMENT COMPANY

And CUMBERLAND DEVELOPMENT COMPANY AND ASSIGNS, ~~do~~ further covenant and bind ITSELF ITS SUCCESSORS, ~~heirs and representatives~~, to warrant and forever defend the title to said land to the said C.L.FERRELL HIS, 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, IT PRESIDENT AND ATTESTED BY JOHN A. MEFFORD, ITS SECRETARY ON THIS ~~2TH~~ 24TH DAY OFMAY 1940 THE CORPORATION HAS NO SEAL.

~~Witness my hand, this day of~~

~~Witness~~ ATTEST: JOHN A MEFFORD, SECRETARY — CUMBERLAND DEVELOPMENT COMPANY, BY W.L. HAILEY, PRESIDENT

~~STATE OF TENNESSEE, DAVIDSON COUNTY.~~

Personally appeared before me, a Notary Public in and for said County and State, the within-named 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, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH, ACKNOWLEDGED THEMSELVES TO BE 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 JNO A.MEFFORD, ATTESTING THE SAME AS SECRETARY.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE TENNESSEE THIS 24 DAY OF MAY 1939.

(SEAL)

LELA RICHARDSON
NOTARY PUBLIC

MY COMMISSION EXPIRES APRIL 4, 1944.
U.S.R.S $.50¢
RECD JUNE 13TH,1940 AT 1:15 P.M.

HOME MORTGAGE COMPANY TO W.S. ALLEN ET UX.

NUMBER 39970 RECORDED JUNE 14TH,1940

39970 MARSHALL & BRUCE CO., NASHVILLE

Book No. 1151

For and in consideration of the sum of ($400.00) FOUR HUNDRED & NO/100 DOLLARS, CASH IN HAND PAID BY W.S. ALLEN AND WIFE INEZ B. ALLEN THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

THE HOME MORTGAGE COMPANY A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TENNESSEE, WITH ITS PRINCIPAL OFFICE AND PLACE OF BUSINESS AT NASHVILLE TENN, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID W.S. ALLEN AND WIFE INEZ B. ALLEN, 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,TENN. BEING LOT NO.36 ON THE MAP OF KIRKWOOD, HEIGHTS OF RECORD IN BOOK----- PAGE---- REGISTER'S OFFICE OF DAVIDSON COUNTY, TENN.

SAID LOT NO.36 FRONTS 75 FEET ON THE NORTHERLY SIDE OF KIRKWOOD AVENUE AND RUNS BACK BETWEEN LINES 184.1 FEET ON THE EASTERLY LINE AND 191.6 FEET ON THE WESTERLY LINE TO A DEAD LINE ON WHICH IT MEASURES 75.1 FEET

BEING PART OF THE SAME PROPERTY CONVEYED TO HOME MORTGAGE COMPANY BY DEED FROM THE ESTATE OF W.T. BERRY, OF RECORD IN BOOK 1133 PAGE 300, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE.

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.S. ALLEN AND WIFE INEZ B. ALLEN THEIR, heirs and assigns, forever, and HOME MORTGAGE COMPANY A CORPORATIONES DOES ~~do~~ covenant with the said W.S. ALLEN AND WIFE INEZ B. ALLEN, 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 HOME MORTGAGE COMPANY A CORPORATION DOES, ~~do~~ further covenant and bind ITSELF ITS SUCCESSORS, ~~OR ASSIGNS, heirs and representatives~~, to warrant and forever defend the title to said land to the said W.S. ALLEN AND WIFE INEZ B. ALLEN THEIR, heirs and assigns, against the lawful claims of all persons whomsoever. IN WITNESS WHEREOF THE HOME MORTGAGE COMPANY NASHVILLE TENNESSEE A CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO SUBSCRIBED BY IT DULY AUTHORIZED OFFICERS AND ITS CORPORATE SEAL TO BE AFFIXED ON THIS 13, DAY OF JUNE 1940.

~~Witness my hand and this day of~~

~~Witness~~ ATTEST: (SEAL) HOME MORTGAGE COMPANY
T. J.BRODERICK, SECRETARY. — G.A. RALSTON , PRESIDENT

~~STATE OF TENNESSEE, DAVIDSON COUNTY.~~

Personally appeared before me, a Notary Public in and for said County and State, the within-named 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 ELIZABETH LOONEY A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY, AFORESAID PERSONALLY APPEARED G.A. RALSTON AND T.J. BRODERICK WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON OATH ACKNO LEDGED THEMSELVES TO BE THE PRESIDENT AND SECRETARY OF THE HOME MORTGAGE COMPANY A CORPORATION, THE WITHIN NAMED BARGAINOR AND THAT THEY AS SUCH PRESIDENT AND SECRETARY BEING AUTHORIZED TO DO EXECUTED THE FOREGOING INSTRUMENT BY SIGNING THE NAME OF THE CORPORATION AND AFFIXING ITS CORPORATE SEAL BY G.A. RALSOTON ITS PRESIDENT AND ATTESTING SAME BY T.J.BRODERICK ITS SECRETARY.

WITNESS MY HAND AND SEAL IN NASHVILLE TENNESSEE, THIS 13TH DAY OF JUNE 1940.

(SEAL)

U S R S 50¢ ELIZABETH LOONEY,
NOTARY PUBLIC

MY COMMISSION EXPIRES JAN. 20TH, 1943.
RECEIVED JUNE 13TH,1940 AT 3;13 P.M.