NUMBER 54188 RECORDED FEB. 17, 1941.
GEORGE H. HALL,JR., ET UX., TO EUGENE WRIGHT, ET UX.

STOBS MARSHALL & BRUCE CO. NASHVILLE

Book No. 1160

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS ACCEPTED AS CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, GEORGE H.HALL,JR., AND WIFE, THELMA W.HALL, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID EUGENE WRIGHT AND WIFE, OMA EDITH WRIGHT, 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 THE NORTHERLY 1/2 OF LOT NO.7 OF BLOCK "C" ON THE MAP OF COUNTRY CLUB ESTATES, OF RECORD IN BOOK 843, PAGE 95, OF THE REGISTERS OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO.7 FRONTS 50 FEET ON THE WESTERLY SIDE OF WILLMETA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO GEORGE H.HALL,JR., BY DEED FROM A.C. BREAST AND WIFE, OF RECORD IN BOOK 1148, PAGE 394, SAID REGISTERS 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 EUGENE WRIGHT AND WIFE, OMA EDITH WRIGHT, THEIR, heirs and assigns, forever, and WE do covenant with the said EUGENE WRIGHT AND WIFE, OMA EDITH WRIGHT, 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, GEORGE H.HALL,JR., AND WIFE, THELMA W.HALL, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said EUGENE WRIGHT AND WIFE, OMA EDITH WRIGHT, THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 17TH day of JANUARY, 1941.

GEORGE H.HALL,JR.

THELMA W. HALL

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, HUGH J.BRADLEY, a Notary Public in and for said County and State, the within-named GEORGE H. HALL, JR., AND WIFE, THELMA W.HALL, 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 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 17TH day of JANUARY, 19 41.

Commission Expires 4 day of APRIL, 1943, 19 (Seal.) HUGH J.BRADLEY, Notary Public.

U.S.R.S. $4.40.
RECD FEB. 15, 1941 AT 10:45 A.M.
MM

NUMBER 54100 RECORDED FEB. 14, 1941.
VENNIE G.GRISSOM BROWN, AND HERBERT V.BROWN TO CHARLES CROWDER.

STOBS MARSHALL & BRUCE CO. NASHVILLE

437

Book No. 1160

For and in consideration of the sum of TWO HUNDRED AND THIRTY EIGHT AND ($238.00) 00/100 DOLLARS, PAID IN CASH BY CHARLES CROWDER, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, VENNIE G.GRISSOM BROWN AND HUSBAND, HERBERT V. BROWN, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CHARLES CROWDER, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE NORTHERLY ONE-HALF OF TRACT 12, BLOCK E, OF WOODLAWN ESTATES, A SUBDIVISION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, A PLAT OF WHICH SUBDIVISION IS OF RECORD IN BOOK 843, PAGE 82, REGISTERS OFFICE FOR SAID COUNTY.

THE PROPERTY IS SOLD AND HEREBY CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, TO-WIT:

THAT THE SAID PROPERTY SHALL NOT BE SOLD, LEASED, OR RENTED TO ANY NEGRO OR PERSON OF AFRICAN DESCENT. NO RESIDENCE SHALL BE ERECTED WITHIN TWENTY-FIVE FEET OF THE FRONT LINE OF SAID PROPERTY. THE SAID SUBDIVISION OF WHICH THE ABOVE DESCRIBED PROPERTY IS A PART AND PARCEL THEREOF, IS RESTRICTED TO RESIDENCE PURPOSES ONLY, EXCEPTING LOTS FRONTING ON GALLATIN PIKE, UPON WHICH EITHER RESIDENCES OR BUSINESS STORES MAY BE CONSTRUCTED. RESIDENCES ERECTED UPON SAID PROPERTY SHALL CONTAIN NOT LESS THAN 450 SQUARE FEET OF FLOOR SPACE AND NO SHEET METAL OR CORRUGATED IRON SHALL BE USED IN CONSTRUCTION THEREOF. IT IS EXPRESSLY UNDERSTOOD THAT ANY BUILDING ERECTED UPON SAID PROPERTY SHALL BE COMPLETELY FINISHED ON THE EXTERIOR IN BRICK, STUCCO OR SIDING. IF SIDING, IT SHALL BE PAINTED WITH NOT LESS THAN TWO COATS OF PAINT BEFORE BEING OCCUPIED. NO OUTSIDE TOILETS MAY BE ERECTED ON THE PROPERTY. PLANS FOR ANY BUILDING TO BE CONSTRUCTED ON SAID PROPERTY COSTING LESS THAN $1000.00 MUST BE APPROVED BY THE SELLER OR SELLER'S ARCHITECT.

THE FOREGOING STIPULATIONS, COVENANTS AND CONDITIONS ARE AND SHALL BE BINDING AND OBLIGATORY UPON THE GRANTEE, HIS HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS AND IT SHALL BE AGREED THAT EACH AND ALL OF SAID STIPULATIONS, COVENANTS AND CONDITIONS SHALL ATTACH TO AND RUN WITH THE LAND AND SHALL BE BINDING AND OBLIGATORY UPON EACH AND EVERY PURCHASER WHO MAY NOW OR HEREAFTER OWN, POSSESS, OCCUPY OR USE SAID PREMISES, OR ANY PART THEREOF, ALSO ANY BUILDING OR STRUCTURE THEREON UNDER ANY TENURE WHATSOEVER FOR A PERIOD OF FIFTY YEARS FROM DATE HEREOF.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said CHARLES CROWDER, HIS, heirs and assigns, forever, and WE do covenant with the said CHARLES CROWDER, 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 THE 1941 TAXES WHICH THE PURCHASER ASSUMES.

And WE, VENNIE G.GRISSOM BROWN AND HUSBAND, HERBERT V. BROWN, do further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said land to the said CHARLES CROWDER, HIS heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 11TH day of FEBRUARY, 1941.

VENNIE G.GRISSOM BROWN

HERBERT V.BROWN.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, S.L.WRIGHT,JR., a Notary Public in and for said County and State, the within-named VENNIE G.GRISSOM BROWN AND HERBERT V.BROWN, 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 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 11TH day of FEBRUARY, 19 41.

Commission Expires 7 day of OCT., 1941. (Seal.) S.L.WRIGHT,JR., Notary Public.

U.S.R.S. $0.55
RECD FEB. 13, 1941 AT 3:41 P M
MM