NUMBER 57235
EDMUND W. BOICE AND NAOMI L.BOICE, TO ROBERT A. JORDAN, AND VIRGINIA VADEN JORDAN.

RECORDED APRIL 8, 1941.

SIGNS MARSHALL & BRUCE CO. NASHVILLE

Book No. 1160

For and in consideration of the sum of TEN ($10.00) DOLLARS CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, EDMUND W.BOICE, AND WIFE, NAOMI L.BOICE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ROBERT A.JORDAN AND WIFE, VIRGINIA VADEN JORDAN, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 10, BLOCK C OF THE COUNTRY CLUB ESTATES, A SUB-DIVISION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, A PLAT OF WHICH SUB-DIVISION IS OF RECORD IN BOOK 843, PAGE 95, REGISTRAR'S OFFICE OF SAID COUNTY. AND BEING THE SAME PROPERTY CONVEYED BY DEED FROM A.C.BREAST ET UX TO EDMUND W.BOICE ET UX, OF RECORD IN BOOK 971, PAGE 262.

THE PROPERTY IS SOLD AND HEREBY CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, TO WIT: THAT SAID PROPERTY SHALL NOT BE SOLD, LEASED OR RENTED TO ANY NEGRO OR PERSONS OF AFRICAN DESCENT. NO RESIDENCE SHALL BE ERECTED WITHIN 30 FEET OF THE FRONT LINE OF SAID PROPERTY. THE SAID SUB-DIVISION OF WHICH THE ABOVE DESCRIBED PROPERTY IS A PART AND PARCEL THEREOF, IS RESTRICTED TO RESIDENCE PURPOSES ONLY, EXCEPTING LOTS FRONTING ON MCGAVOCK AVENUE AND UPON WHICH EITHER RESIDENCE OR BUSINESS STORES MAY BE CONSTRUCTED, RESIDENCES ERECTED UPON SAID PROPERTY SHALL CONTAIN NOT LESS THAN 600 SQUARE FEET OF FLOOR SPACE AND NO SHEET METAL OR CORRUGATED IRON SHALL BE USED IN CONSTRUCTION THEREOF. IT IS EXPRESSEDLY 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 ONE THOUSAND ($1,000.00) DOLLARS 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, FOR A PERIOD OF FIFTY YEARS FROM THE DATE HEREOF, 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.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said ROBERT A.JORDAN AND WIFE, VIRGINIA VADEN JORDAN, THEIR, heirs and assigns, forever, and WE do covenant with the said ROBERT A.JORDAN AND VIRGINIA VADEN JORDAN 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 do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said ROBERT A.JORDAN AND WIFE, VIRGINIA V.JORDAN, heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand, this day of APRIL, 1941.

EDMUND W. BOICE

NAOMI L.BOICE

SOUTH CAROLINA, COUNTY OF RICHLAND.

~~STATE OF TENNESSEE, DAVIDSON COUNTY.~~

Personally appeared before me, HELEN B.SCHNEIDER, a Notary Public in and for said County and State, the within-named EDMUND W.BOICE AND WIFE, NAOMI L.BOICE, 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,~~ COLUMBIA, SOUTH CAROLINA, this 2ND day of APRIL, 1941.

Commission Expires ~~19~~ AT THE PLEASURE OF THE GOVERNOR. (Seal.) HELEN B.SCHNEIDER, Notary Public.

RECD APRIL 7, 1941 AT 10:55 A.M.
MM

NUMBER 57214
MAYNARD F. ANDERSON, ET UX., TO GEORGE T.DEUEL, ET UX.

RECORDED APRIL 8, 1941.

SIGNS 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, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATIONS ACCEPTED AS CASH,

WE, MAYNARD F.ANDERSON AND WIFE, FEROLEE B.ANDERSON, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID GEORGE T.DEUEL AND WIFE, VIRGINIA DEUEL , 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 LOTS NOS. 18 AND 19 OF BLOCK "D" ON THE PLAN OF BROADMOOR, OF RECORD IN BOOK 547, PAGES 161 AND 162, OF THE REGISTERS OFFICE FOR SAID COUNTY.

SAID LOTS NOS. 18 AND 19 ADJOIN AND FRONT TOGETHER 120 FEET ON THE NORTHERLY SIDE OF GWYNN DRIVE AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO MAYNARD F.ANDERSON AND WIFE, FEROLEE B. ANDERON, BY DEED FROM CITIZENS REALTY COMPANY, OF RECORD IN BOOK 1174, PAGE 77, AND BY DEED FROM CITIZENS REALTY COMPANY, OF RECORD IN BOOK 1108, PAGE 536, 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 GEORGE T.DELEL AND WIFE, VIRGINIA DEUEL, THEIR, heirs and assigns, forever, and WE do covenant with the said GEORGE T.DEUEL AND WIFE, VIRGINIA DELEL 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, MAYNARD F.ANDERSON AND WIFE, FEROLEE B. ANDERSON do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said GEORGE T.DELEL AND WIFE, VIRGINIA DEUEL, THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 27TH day of MARCH, 1941.

MAYNARD F.ANDERSON

FEROLEE B.ANDERSON

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 MAYNARD F.ANDERSON AND WIFE, FEROLEE B. ANDERSON, 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 27TH day of MARCH, 1941.

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

U.S.R.S. $6.05.
RECD APRIL 7, 1941 AT 9:42 A.M.
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