SC458 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1166

For and in consideration of the sum of THREE HUNDRED AND NO CENTS, (300.00)CASH PAID DOLLARS.

I,CHARLIE WILSON HAVE BARGAINED AND SOLD,AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CHARLIE BELL AND WIFE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS,TO WIT:

ONE ACRE OF LAND IN THE 11TH.CIVIL DISTRICT OF DAVIDSON COUNTY, BOUNDED ON THE NORTH BY JOHN THOMAS MARSHALL AND WIFE, ON THE EAST BY R.K. WILSON, ON THE SOUTH BY JOHNNIE WILSON AND CHARLIE WILSON AND ON THE WEST BY C.U.COGGINS.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said CHARLIE BELL AND WIFE, THEIR, heirs and assigns, forever, and I do covenant with the said CHARLIE BELL AND WIFE 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.

And I,CHARLIE WILSON do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said land to the said CHARLIE BELL AND WIFE, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 9 day of SEPTEMBER 1940.

Witness: CHARLIE WILSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

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

And X wife of the said, 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 MADISON Nashville, Tennessee, this 9TH day of SEPTEMBER, 1940

Commission Expires 7-29-41, 19- (Seal.) J.W. GARRETT
Notary Public.

Received OCT 8,1940 AT 11:11 A.M.

SC458 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1166

For and in consideration of the sum of FOUR HUNDRED ($400.00) AND NO/100 - -DOLLARS CASH IN HAND PAID BY L.B. JOHNSON AND WIFE, EULA HOUSE JOHNSON,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I, E.B. WALTON, TRUSTEE, PURSUANT TO THE POWER AND AUTHORITY VESTED IN ME BY DEED OF RECORD IN BOOK 1151, PAGE 128, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID L.B. JOHNSON AND WIFE, EULA HOUSE JOHNSON,THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING PART OF LOT NO.7 ON THE PLAN OF THE SUBDIVISION OF THE REAL ESTATE OF HINCHEY PETWAY, DECEASED, AS OF RECORD IN MINUTE BOOK 1, PAGE 442, CHANCERY COURT AT NASHVILLE, BEING LOT NO.16 ON THE UNRECORDED MAP OF A.C. ROTH'S SUBDIVISION,DESCRIBED ACCORDING TO A SURVEY MADE BY Z.J. WILKINSON, SURVEYOR, MAY 3,1940, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF ANTIOCH PIKE 300 FEET EAST OF THE EASTERLY MARGIN OF MCCOMB AVENUE, FORMERLY STEWART STREET; THENCE NORTHWARDLY AND PARALLEL WITH THE EASTERLY MARGIN OF MCCOMB AVENUE 157.5 FEET;THENCE EASTWARDLY 65 FEET TO A POINT IN THE NORTHWEST CORNER OF LOT NO.15 ON SAID UNRECORDED PLAN;THENCE SOUTHWARDLY WITH THE LINE BETWEEN LOTS NOS.15 AND 16 158.5 FEET TO THE NORTHERLY MARGIN OF ANITOCH PIKE, THE SOUTHWEST CORNER OF SAID LOT NO.15; THENCE WITH THE NORTHERLY MARGIN OF SAID PIKE, WESTWARDLY 65 FEET TO THE POINT OF BEGINNING. BEING PART OF THE PROPERTY CONVEYED TO E.B. WALTON,TRUSTEE, BY DEED FROM ANTON ROTH AND WIFE, OF RECORD IN BOOK 1151, PAGE 128, REGISTER'S OFFICE FOR SAID COUNTY.

AND FOR THE CONSIDERATION AFORESAID IT IS AGREED THAT SAID LAND IS CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH SHALL RUN WITH SAID LAND UNTIL JANUARY 1,1960, TO WIT:

1. NO RESIDENCE SHALL BE BUILT ON SAID LOTS COSTING LESS THAN $2500.00.

2. ANY BUILDING ERECTED ON SAID LOTS SHALL SET BACK NOT LESS THAN THIRTY FEET FROM THE STREET ON WHICH SAID LOTS FRONT.

3. SAID LOTS SHALL not BE SOLD TO NEGROES OR PERSONS OF AFRICAN BLOOD OR DESCENT AND NO SUCH PERSON SHALL OCCUPY SAID PREMISES EXCEPT IN THE CAPACITY OF SERVANTS.

TAXES FOR THE YEAR 1940 TO BE PRO-RATED AS OF THIS DATE AND ASSUMED BY 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 L.B. JOHNSON AND WIFE, EULA HOUSE JOHNSON,THEIR, heirs and assigns, forever, and I do covenant with the said L.B. JOHNSON AND WIFE, EULA HOUSE JOHNSON 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.

And I MYSELF,MY heirs and representatives, to warrant and forever defend the title to said land to the said L.B. JOHNSON AND WIFE, EULA HOUSE JOHNSON, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 31ST day of JULY 1940.

Witness E.B. WALTON, TRUSTEE

STATE OF TENNESSEE, DAVIDSON COUNTY.

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

And X wife of the said, 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 31ST day of JULY, 1940

Commission Expires OCT 23 1943, 19 (Seal.) RUTH F. WILLIAMS
U.S.R.S. $.55¢
Notary Public.

Received OCT 10,1940 AT 12:10 P.M.