5248 MARSHALL & BRUCE CO. NASHVILLE

V. J.A.E.

Book No. 1166

For and in consideration of the sum of SIX HUNDRED FIFTY, AND NO/100 ($650.00) DOLLARS CASH IN HAND PAID BY HENRY F.TODD AND WIFE, DOROTHY S.TODD,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PAUL E.SEXTON, AND WIFE, SARA D. SEXTON HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID HENRY F.TODD AND WIFE, DOROTHY S.TODD,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 EASTERLY 30 FEET OF LOT NO.42 AND THE WESTERLY 70 FEET OF LOT NO.43 ON THE MAP OF RICHARDSON PLACE, OF RECORD IN BOOK 547 PAGE 135, OF THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF SAID LOTS NOS.42 AND 43 ADJOIN AND FRONT TOGETHER 100 FEET ON THE NORTHERLY SIDE OF AN UNNAMED STREET AND RUN BACK BETWEEN PARALLEL LINES 220 FEET TO A DEAD LINE.

BEING PART OF THE PROPERTY CONVEYED TO PAUL E. SEXTON AND WIFE, SARA D. SEXTON, BY DEED FROM NORA H.SEXTON AND HUSBAND, OF RECORD IN BOOK 1110, PAGE 290, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE RESTRICTIVE COVENANTS OF A CERTAIN INSTRUMENT EXECUTED BY PAUL E. SEXTON AND OTHERS ON THE 24TH DAY OF MARCH,1941 AND RECORDED IN BOOK PAGE OF SAID REGISTER'S OFFICE, WHICH INSTRUMENT IS MADE A PART HEREOF BY REFERENCE; AND THE FURTHER RESTRICTION THAT NO STRUCTURE NEARER TO THE NORTHERLY MARGIN OF SAID UNNAMED STREET THAN THE LINE ESTABLISHED BY THE FRONTS OF THE TWO RESIDENCES,NOW SITUATED ON THE ADJOINING PROPERTY, NAMELY LOT 41 AND THE WESTERLY ONE HALF OF LOT NO.42 ON THE WESTERLY SIDE , AND LOTS 44 AND 45 ON THE EASTERLY SIDE OF THE PROPERTY HEREIN CONVEYED.

WE FURTHER CONVEY UNTO SAID HENRY F.TODD AND WIFE, DOROTHY S.TODD,THE RIGHT TO MAKE ONE-¾ INCH TAP IN THE 2 INCH WATER MAIN LOCATED IN SAID UNNAMED STREET AND OWNED BY PAUL E. SEXTON, SAID TAP TO BE USED ONLY TO SERVE THE PROPERTY HEREIN CONVEYED.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said HENRY F.TODD AND WIFE, DOROTHY S.TODD,THEIR, heirs and assigns, forever, and WE do covenant with the said HENRY F.TODD AND WIFE, DOROTHY S.TODD 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, PAUL E.SEXTON AND WIFE, SARAH D. SEXTON, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said HENRY F.TODD AND WIFE, DOROTHY S.TODD, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 24TH day of MARCH 1941

Witness XXXX

PAUL E.SEXTON

SARA D. SEXTON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J.F. DOTY a Notary Public in and for said County and State, the within-named PAUL E.SEXTON AND WIFE, SARA D.SEXTON the bargainor S, 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 , 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 24TH day of MARCH, 1941

Commission Expires 4-9-44 XXXX (Seal.) J.F. DOTY Notary Public.

U.S.R.S. $1.10

Received MCH 27,1941 AT 8:05 A.M.

5248 MARSHALL & BRUCE CO. NASHVILLE

V. J.A.E.

Book No. 1166

For and in consideration of the sum of SEVEN HUNDRED FIFTY AND NO/100 - - DOLLARS PAID TO ME, BY JAMES JOHNSON AND WIFE GENEVA JOHNSON, I ANNA CLAY LAWSON. A SINGLE WOMAN HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JAMES JOHNSON AND WIFE GENEVA JOHNSON HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE,DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS NOS.41 AND 42 ON THE PLAN OF BERRYVILLE,W.A. BRYAN'S SUBDIVISION OF THE BERRY TRACT, AS OF RECORD IN BOOK 421, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

SAID LOTS NOS.41 ABD 42 FRONT 50 FEET EACH ON THE EASTERLY SIDE OF WOOD AVENUE AND RUN BACK BETWEEN LINES 183 FEET ON THE NORTHERLY LINE OF LOT NO.42 AND 152 FEET ON THE SOUTHERLY LINE OF LOT NO.41, WITH THE NORTHERLY MARGIN OF SECOND STREET, TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE NASHVILLE,CHATTANOOGA & ST. LOUIS RAILROAD, AND MEASURE 52 FEET EACH ON SAID RIGHT OF WAY.

BEING PART OF THE PROPERTY CONVEYED TO RALPH ARMISTEAD AND WIFE, LORINE ARMISTEAD ,BY DEED FROM EMMA BERRY BRYAN AND HUSBAND, DATED JULY 9,1932, OF RECORD IN BOOK 900, PAGE 420, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO ANNA CLAY LAWSON BY DEED FROM RALPH ARMISTEAD DATED OCTOBER 9,1935 AND BEING OF RECORD IN BOOK 971, PAGE 544 R.O.D.C. 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 JAMES JOHNSON AND GENEVA JOHNSON ,THEIR, heirs and assigns, forever, and I do covenant with the said JAMES JOHNSON AND GENEVA 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 ANNA CLAY LAWSON do further covenant and bind HERSELF, HER heirs and representatives, to warrant and forever defend the title to said land to the said JAMES JOHNSON AND GENEVA JOHNSON ,- - heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 27TH day of MARCH 1941.

Witness XXXX

ANNA CLAY LAWSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ANDREW J.DOYLE a Notary Public in and for said County and State, the within-named ANNA CLAY LAWSON the bargainor -, with whom I am personally acquainted, and who acknowledged that SHE 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 27TH day of MARCH, 1941

Commission Expires JULY 23, 1944, 19 (Seal.) ANDREW J.DOYLE Notary Public.

U.S.R.S. $1.10

Received MCH 27,1941 AT 10:12 A.M.