52438 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1166

For and in consideration of the sum of ($750.00) SEVEN HUNDRED FIFTY AND NO/100 DOLLARS CASH IN HAND PAID BY C.H. SANBORN, JR AND WIFE, EDNA H.SANBORN THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, WESLEY SANDIDGE AND WIFE, MARJORIE H.SANDIDGE HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID C.H. SANBORN, JR. AND WIFE, EDNA H.SANBORN HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWSM TO WIT:

LOT NO.39 ON THE MAP OF EASTDALE PLACE, AS OF RECORD IN BOOK 547 PAGES 29 AND 30,REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.
SAID LOT NO.39 FRONTS 100 FEET ON THE SOUTHERLY SIDE OF RIVERWOOD DRIVE AND RUNS BACK, BETWEEN PARALLEL LINES,200 FEET TO A DEAD LINE.
BEING OF SAME PROPERTY CONVEYED TO WESLEY SANDIDGE BY DEED FROM LEE GORDON ANDERSON, OF RECORD IN BOOK 1160 PAGE 66 R.O.D.C. TENNESSEE.
IT IS EXPRESSLY STIPULATED AND AGREED BY THE PARTIES AS FOLLOWS:
FIRST: THAT NO SHOP, STORE, FACTORY OR OTHER BUSINESS OF ANY KIND, HOSPITAL, ASYLUM, OR INSTITUTION OF LIKE OR KINDRED NATURE, AND NO CHARITABLE INSTITUTION SHALL BE ERECTED AND MAINTAINED ON THE PROPERTY HEREBY CONVEYED, BUT THE PREMISES SHALL BE OCCUPIED AND USED FOR RESIDENCE PURPOSES ONLY AND NOT OTHERWISE.
SECOND:THAT NO DWELLING COSTING LESS THAN FOUR THOUSAND ($4,000.00)DOLLARS SHALL BE ERECTED OR KEPT ON THE PROPERTY HEREIN CONVEYED.
THIRD: THAT NO DWELLING OR RESIDENCE OR OTHER STRUCTURE SHALL BE ERECTED OR KEPT ONTHE PROPERTY HEREIN CONVEYED, WHOLLY OR PARTLY, WITHIN FORTY FEET OF THE FRONT LINE OF THE STREET OR AVENUE ON WHICH IT FRONTS AND NO GARAGES, COAL HOUSE, OR OTHER OUTHOUSE BUILDING SHALL BE ERECTED OR KEPT ON SAID PROPERTY WHOLLY OR PARTLY WITHIN EIGHTY FEET OF THE FRONT OF SAID STREET OR AVENUE ON WHICH SAID PROPERTY FRONTS.

FOURTH: THAT THE PREMISES NOR ANY PART OF THE PROPERTY HEREIN CONVEYED SHALL BE SOLD, ALIENED, CONVEYED OR DEVISED TO ANY PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT, AND THAT NO PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT SHALL ACQUIRE TITLE THERETO IN FEE OR OTHERWISE OR AS TENANTS OR LESSEES, BUT THIS COVENANT DOES NOT PRECLUDE OR PROHIBIT PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING IN THE CAPACITY OF SERVANTS ON SAID PREMISES.

FIFTH: IT IS FURTHER CONTRACTED AND AGREED THAT THESE COVENANTS AND AGREEMENTS ARE EXPRESS COVENANTS WHICH RUN WITH THE LAND AND SHALL BE BINDING UPON THE PURCHASER AND EVERY PURCHASER OR OWNER SUCCEEDING TO THIS LAND TO AND INCLUDING THE 1ST DAY OF JANUARY,1944.

**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.H. SANBORN, JR AND WIFE, EDNA H.SANBORN, , heirs and assigns, forever, and WE do covenant with the said C.H. SANBORN, JR AND WIFE, EDNA H.SANBORN 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 AS TO TAXES FOR THE YEAR 1941, WHICH THE PURCHASERS ASSUME AND AGREE TO PAY.

And WE, WESLEY SANDIDGE AND WIFE, MARJORIE H.SANDIDGE do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said C.H.SANBORN AND WIFE, EDNA H.SANBORN, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 19TH day of JUNE 1941.

Witness: XXXXX — WESLEY SANDIDGE
MARJORIE H.SANDIDGE

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 WESLEY SANDIDGE AND WIFE, MARJORIE H.SANDIDGE the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY 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 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 19TH day of JUNE, 1941
Commission Expires APRIL 4 1943, 19 (Seal.) HUGH J.BRADLEY Notary Public.
U.S.R.S. $1.10

Received JUNE 19,1941 AT 2:02 P.M.



52438 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1166

For and in consideration of the sum of ONE THOUSAND ($1,000.00)AND NO/100 DOLLARS CASH IN HAND PAID BY W.W. JONES AND WIFE, THELMA JONES,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

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

BEING LOT NO.13 ON THE MAP OF CHAS.U.COGGIN'S FIRST ADDITION TO NASHVILLE AS OF RECORD IN BOOK 421 PAGE 33, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.13 FRONTS 50 FEET ON THE WESTERLY SIDE OF NORTHVIEW AVENUE AND RUNS BACK 164.7 FEET ON THE NORTH LINE AND 170.3 FEET ON THE SOUTH LINE TO AN ALLEY, AND SHOWS 50.3 FEET THEREON.

BEING PART OF THE PROPERTY CONVEYED TO C.K. KEY AND WIFE, H.B. KEY, BY DEED FROM E.L. WINDREY AND WIFE, OF RECORD IN BOOK 641 PAGE 266, SAID REGISTER'S OFFICE;THE SAID C.K.KEY HAVING SINCE DIED, AND HATTIE BELL KEY AND H.B.KEY BEING ONE AND THE SAME PERSON.

TAXES FOR THE YEAR 1941 TO BE PRO-RATED.

**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.W. JONES AND WIFE, THELMA JONES,THEIR , heirs and assigns, forever, and I do covenant with the said W.W. JONES AND WIFE, THELMA JONES 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 do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said land to the said W.W. JONES AND WIFE, THELMA JONES,THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 26 day of MAY 1941.

Witness: HATTIE BELL KEY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, GRACE BOHANNON a Notary Public in and for said County and State, the within-named HATTIE BELL KEY, A WIDOW the bargainor , with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And 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 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 26 day of MAY, 1941
Commission Expires 1-9-42, 19 (Seal.) GRACE BOHANNON Notary Public.
U.S.R.S. $1.10
REC'D JUNE 20,1941 AT 8:20 A.M.

Received