Book No. 1194

For and in consideration of the sum of FOUR THOUSAND & 00/100 ($4,000.00) DOLLARS CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, MRS.NANNIE RUCKER, A WIDOW, H.B.RUCKER, ROBERT RUCKER, JOHN RUCKER, CHARLES B. RUCKER, HERMAN RUCKER, AND MRS.NANNIE RUCKER STEVENS, THE WIFE OF W.T. STEVENS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CARSIE SIRCY AND WIFE, WILLIE C. SIRCY, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN 8TH, FORMERLY 12TH, CIVIL DISTRICT, DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING IN THE CENTER OF A COUNTRY ROAD KNOWN AS THE RIVER ROAD, THE NORTHWEST CORNER OF THE HOG PEN LOT; THENCE WITH THE LINE OF THE HOG PEN LOT SOUTH 83° EAST 9.6 POLES TO THE NORTHEAST CORNER OF THE HOG PEN LOT; THENCE SOUTH 17½° WEST 9.6 POLES; THENCE SOUTH 33½° EAST 5.5 POLES TO THE CENTER OF SAID ROAD; THENCE SOUTH 84½° EAST 44.8 POLES WITH A WIRE FENCE TO A BEECH IN JORDAN'S LINE; THENCE WITH HIS LINE AS FOLLOWS: NORTH 82-3/4° EAST 9.4 POLES TO A SUGAR TREE; THENCE NORTH 64-3/4° EAST 6 POLES TO A BEECH, NORTH 57½° EAST 12.4 POLES TO A BEECH, SOUTH 84-3/4° EAST 12.4 POLES TO A HICKORY, SOUTH 80½° EAST 8.28 POLES TO A CHERRY TREE, EAST 15.2 POLES TO HACKBERRY, SOUTH 81° EAST 20.4 POLES TO A MULBERRY, SOUTH 85° EAST 34.2 POLES TO A CORNER IN A RAIL FENCE, NORTH 40½° EAST 22.8 POLES TO A SYCAMORE, NORTH 7° WEST 13.6 POLES, NORTH 80½° EAST 12 POLES TO THE CUMBERLAND RIVER; THENCE DOWN SAID RIVER AS FOLLOWS: NORTH 12° WEST 37.3 POLES; NORTH 8¼° WEST 16.5 POLES, NORTH 5½° WEST 19 POLES, NORTH 8½° WEST 52 POLES TO THE SOUTHEAST CORNER OF SCHWARTZ LAND AT OR NEAR A BOAT LANDING; THENCE WITH SCHWARTZ SOUTH LINE AS FOLLOWS: SOUTH 55° WEST 26.2 POLES TO A WALNUT, SOUTH 73½° WEST 8.8 POLES TO A WALNUT; THENCE SOUTH 77½° WEST 24.48 POLES TO A WALNUT TREE; THENCE SOUTH 79° WEST 15.50 POLES TO A LARGE BEECH; THENCE SOUTH 87½° WEST 89.70 POLES TO THE CENTER OF THE COUNTY ROAD; THENCE SOUTH 3/4° WEST 42 POLES; SOUTH 7° WEST 16 POLES, SOUTH 5-3/4° WEST 29.6 POLES; THENCE SOUTH 3/4° EAST 12.5 POLES TO THE BEGINNING, CONTAINING 145.66 ACRES.

BEING THE SAME PROPERTY CONVEYED TO MRS.NANNIE RUCKER BY DEED FROM ANDREW J.DOYLE AND WIFE, OF RECORD IN BOOK 1088, PAGE 85, REGISTERS OFFICE FOR SAID COUNTY.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said CARSIE SIRCY AND WIFE, WILLIE C.SIRCY, THEIR, heirs and assigns, forever, and WE do covenant with the said CARSIE SIRCY AND WIFE, WILLIE C.SIRCY 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 CARSIE SIRCY AND WIFE, WILLIE C.SIRCY, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 12TH day of FEBRUARY, 1942.

Witness:

MRS.NANNIE RUCKER
HERMAN H.RUCKER
JOHN B.RUCKER
ROBT.A.RUCKER
NANNIE RUCKER STEPHENS
CHARLES B.RUCKER
H.B.RUCKER.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, C.H.BRILEY, JR., a Notary Public in and for said County and State, the within-named MRS.NANNIE RUCKER, HERMAN H.RUCKER, JOHN B.RUCKER, ROBERT A.RUCKER AND NANNIE RUCKER STEPHENS, 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 X, having appeared before me privately and apart from husband, the said 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 6TH day of MARCH, 1942.

Commission Expires 10/4/43 day of —, 19—. (Seal.) C.H.BRILEY,JR.,
Notary Public.

STATE OF TENNESSEE)
LAWRENCE COUNTY.)

PERSONALLY APPEARED BEFORE ME, LOWELL W.CRANE, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED CHARLES B.RUCKER, THE BARGAINOR, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT SUMMERTOWN, TENNESSEE, THIS 7TH DAY OF MARCH 7, 1942. COMMISSION EXPIRES JANUARY 20,1945. (SEAL) LOWELL W.CRANE,NOTARY PUBLIC.

STATE OF MICHIGAN,)SS.
COUNTY OF LAPEER.)

ON THIS SEVENTEENTH DAY OF MARCH, IN THE YEAR ONE THOUSAND NINE HUNDRED AND FORTY-TWO BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED H.B.RUCKER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, WHO ACKNOWLEDGED THE SAME TO BE HIS FREE ACT AND DEED.

(SEAL) LUCILLE G. MCCARY,
NOTARY PUBLIC, LAPEER COUNTY,MICHIGAN.
MY COMMISSION EXPIRES NOV. 7, 1945.

U.S.R.S. $4.40
RECD APRIL 30, 1942 AT 2:12 P M

M. M.

Book No. 1194

For and in consideration of the sum of TWO HUNDRED SIXTY ($260.00)AND NO/100 - - - - - DOLLARS CASH IN HAND PAID,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CITIZENS REALTY COMPANY, A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF TENNESSEE, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID NETTIE M.SUMMITT, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS,TO WIT:

BEING LOT NO.3, SECTION HH ON THE PLAN OF FAIRVIEW, NOT OF RECORD,DESCRIBED ACCORDING TO A SURVEY MADE BY BLANCHARD AND PARRISH, SURVEYORS, AS FOLLOWS: SAID LOT NO.3 FRONTS 100 FEET ON THE SOUTHERLY SIDE OF DRAKES BRANCH ROAD, AND RUNS BACK IN DEPTH 230.7 FEET ON THE EASTERLY LINE AND 240.9 FEET ON THE WESTERLY LINE TO A DEAD LINE MEASURING 100.1 FEET THEREON; SAID DEAD LINE BEING THE NORTHERLY LINE OF LOT NO.4;THE EASTERLY LINE OF SAID LOT NO.3 BEING 174.4 FEET WESTERLY FROM AND PARALLEL WITH WEST HAMILTON ROAD.

BEING PART OF THE PROPERTY CONVEYED TO CITIZENS REALTY COMPANY BY DEED FROM CUMBERLAND DEVELOPMENT COMPANY OF RECORD IN BOOK 1086 PAGE 628, REGISTER'S OFFICE FOR SAID COUNTY.

AND FOR THE CONSIDERATION AFORESAID,IT IS AGREED THAT THE FOLLOWING RESTRICTIVE COVENANTS SHALL RUN WITH SAID LAND AND BE BINDING ON THE GRANTEES AND ALL SUBSEQUENT OWNERS THEREOF UNTIL THE FIRST DAY OF JANUARY,1962, TO WIT:
FIRST:THAT SAID LAND SHALL BE USED FOR RESIDENCE PURPOSES ONLY AND NO RESIDENCE SHALL BE ERECTED ON SAID LAND COSTING LESS THAN TWO THOUSAND ($2,000.00)DOLLARS AT A REASONABLE ESTIMATE.
SECOND:THAT THE MAIN WALL OF SUCH RESIDENCE SHALL SET BACK NOT LESS THAN FIFTY FEET FROM THE STREET LINE, BUT THIS COVENANT SHALL NOT BE CONSTRUED AS PROHIBITING THE PLACEMENT OF STEPS, BAY WINDOWS, PORTICOS, OR SUCH PROJECTION WITHIN THE SET-BACK LINE.

THIRD:THAT ALL SEWERAGE SHALL BE DISPOSED OF IN SEPTIC TANKS BUILT ACCORDING TO SPECIFICATIONS APPROVED BY THE CITY OF NASHVILLE.
FOURTH:THAT NO PERSON OF AFRICAN BLOOD OR DESCENT SHALL ACQUIRE TITLE TO SAID LAND IN FEE OR AS LESSEE OR OTHERWISE, BUT THIS COVENANT DOES NOT PRECLUDE OR PROHIBIT PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON SAID PROPERTY IN THE CAPACITY OF SERVANTS OF OWNERS THEREOF.
FIFTH:THAT NO SPIRITOUS LIQUORS OF ANY KIND OR CHARACTER SHALL BE SOLD ON SAID PREMISES, AND NO GAMBLING HOUSE, OR ANY HOUSE FOR IMMORAL PURPOSES, OR FOR THE MAINTENANCE OF ANY NUISANCE WHATSOEVER, SHALL BE PERMITTED THEREON.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said NETTIE M. SUMMITT, HER, heirs and assigns, forever, and CITIZENS REALTY COMPANY DOES do covenant with the said NETTIE M. SUMMITT that IT IS lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered

And CITIZENS REALTY COMPANY do further covenant and bind ITSELF, ITS SUCCESSORS heirs and representatives, to warrant and forever defend the title to said land to the said NETTIE M.SUMMITT, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF SAID CITIZENS REALTY COMPANY HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO SUBSCRIBED BY ITS DULY AUTHORIZED OFFICERS ON THIS THE 9TH DAY OF APRIL 1942.

Witness X

ATTEST WILLIAM R. SOLLEY
SECRETARY

(SEAL) CITIZENS REALTY COMPANY
BY JAMES W. COLLEY, PRESIDENT

STATE OF TENNESSEE, X DAVIDSON COUNTY.

Personally appeared before me, X a Notary Public in and for said County and State, the within-named X 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 X, having appeared before me privately and apart from husband, the said 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 day of X, 19—.

Commission Expires day of X, 19— (Seal.)
Notary Public.

STATE OF KENTUCKY
COUNTY OF JEFFERSON

BEFORE ME, RALPH H.LOGAN, A NOTARY PUBLIC WITHIN AND FOR THE STATE AND COUNTY AFORESAID PERSONALLY APPEARED JAMES W. SOLLEY AND WILLIAM R. SOLLEY, WITH WHOM I AM PERSONALLY AND WHO UPON THEIR SEVERAL OATHS, ACKNOWLEDGED THEMSELVES TO BE THE PRESIDENT AND SECRETARY,RESPECTIVELY, OF THE CITIZEN'S REALTY COMPANY, THE WITHIN NAMED BARGAINOR, A CORPORATION, AND THAT THEY AS SUCH PRESIDENT AND SECRETARY, BEING AUTHORIZED SO DO TO ,EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY THE SAID JAMES W. SOLLEY AS SUCH PRESIDENT, AND BY AFFIXING ITS CORPORATE SEAL AND ATTESTING THE SAME BY THE SAID WILLIAM R. SOLLEY, AS SUCH SECRETARY.
WITNESS MY HAND AND OFFICIAL SEAL AT OFFICE AT LOUISVILLE,KENTUCKY, ON THIS THE 9TH DAY OF APRIL 1942.

(SEAL) RALPH H.LOGAN NOTARY PUBLIC
COM.EXPIRES JAN 8 1945

U.S.R.S. ~~$11.56~~ XXXX
REC'D APRIL 29,1942 AT 11:56 A.M.

C. M.