Book No. 1194

For and in consideration of the sum of SIX THOUSAND FOUR HUNDRED ($6,400.00) AND NO/100 DOLLARS CASH IN HAND PAID BY M. T. GOSSETT, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, THOMAS F. NENON, NONA MAY EZELL, HELEN GERTRUDE MOGAN, KATHERINE N. POWER, ANNA M. BREEN, AND EVA FLANIGAN, TRUSTEE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID M. T. GOSSETT, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS NOS. 135 AND 136 ON THE PLAN OF HYBES' ADDITION TO NASHVILLE, AS OF RECORD IN PLAN BOOK 1, PAGE 21, CHANCERY COURT AT NASHVILLE.

SAID LOTS NOS. 135 AND 136 FRONT TOGETHER 152 FEET ON THE SOUTHERLY SIDE OF CHURCH STREET AND EXTEND BACK BETWEEN PARALLEL LINES, WITH THE WESTERLY MARGIN OF 12TH AVENUE NORTH, FORMERLY KNOWLES STREET, 140 FEET TO THE NORTHERLY LINE OF LOT NO. 137, THE WESTERLY LINE OF SAID PROPERTY RUNNING BACK WITH THE EASTERLY MARGIN OF AN ALLEY.

A ONE-SIXTH UNDIVIDED INTEREST EACH WAS VESTED IN KATHERINE N. POWER, NONA MAY EZELL, ANNA M. BREEN, THOMAS F. NENON AND HELEN GERTRUDE MOGAN BY DEED FROM JOSEPH R. WEST, RECEIVER, OF RECORD IN BOOK 939, PAGE 87, AND THE OTHER ONE-SIXTH UNDIVIDED INTEREST WAS VESTED IN EVA FLANIGAN, TRUSTEE, BY DEED FROM EDWARD F. NENON OF RECORD IN BOOK 935, PAGE 382, REGISTER'S OFFICE FOR SAID COUNTY. TAXES FOR THE YEAR 1944 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 M. T. GOSSETT, HIS, heirs and assigns, forever, and WE do covenant with the said M. T. GOSSETT 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 M. T. GOSSETT, HIS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 25TH day of MARCH, 19 44

Witness:

NONA MAY EZELL
KATHERINE N. POWER
THOMAS F. NENON
ANNA M. BREEN
HELEN GERTRUDE MOGAN EVA FLANIGAN, TRUSTEE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, A. T. JONES JR a Notary Public in and for said County and State, the within-named KATHERINE N. POWER, NONA MAY EZELL, ANNA M. BREEN, HELEN GERTRUDE MOGAN, AND EVA FLANIGAN, TRUSTEE 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 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 29TH day of MARCH, 19 44

Commission Expires 5 day of JAN, 19 48 (Seal.) A. T. JONES, JR Notary Public.

STATE OF TENNESSEE
COUNTY OF SHELBY

PERSONALLY APPEARED BEFORE ME JOHN STOCK, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THW WITHIN NAMED THOMAS F. NENON, 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 MEMPHIS, TENNESSEE, THIS 27TH DAY OF MARCH 1944.

(SEAL) JOHN STOCK
NOTARY PUBLIC

COMMISSION EXPIRES: APRIL 17, 1946

U.S.R.S. $7.15
REC APRIL 1, 1944 AT 10:52 A M
LP

Book No. 1194

For and in consideration of the sum of TEN ($10.00) AND NO/100 DOLLARS CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED; REALTY SALES COMPANY, A CORPORATION, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TENNESSEE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID R. R. MINCY, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACTS EIGHT (8), TEN (10), AND NINETEEN (19), IN BLOCK A; LOT EIGHTEEN (18), IN BLOCK B; AND LOTS SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), TWENTY (20), TWENTY-ONE(21), AND TWENTY-TWO(22), IN BLOCK D, OF CEDARCREST ESTATES, A SUBDIVISION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, A PLAT OF WHICH SUBDIVISION IS OF RECORD IN BOOK 974, PAGE 15, REGISTER'S OFFICE OF SAID COUNTY.

THE PROPERTY IS SOLD AND HEREBY CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, TO WIT:

THAT THE SAID PROPERTY SHALL NOT BE SOLD, LEASED, OR RENTED TO ANY NEGRO OR PERSON OF AFRICAN DESCENT, NO RESIDENCE SHALL BE ERECTED WITHIN TWENTY-FIVE (25) FEET OF THE FRONT LINE OF SAID PROPERTY, THE SAID SUBDIVISION OF WHICH THE ABOVE DESCRIBED PROPERTY IS A PART AND PARCEL THEREOF, IS RESTRICTED TO RESIDENCE PURPOSES ONLY, EXCEPTING LOTS FRONTING ON ANDERSON LANE, UPON WHICH EITHER RESIDENCES OR BUSINESS STORES MAY BE CONSTRUCTED. RESIDENCES ERECTED UPON SAID PROPERTY SHALL CONTAIN NOT LESS THAN 450 SQUARE FEET OF FLOOR SPACE, AND NO SHEET METAL OR CORRUGATED IRON SHALL BE USED IN CONSTRUCTION THEREOF. IT IS EXPRESSLY 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 $1,000.00 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 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 FOR A PERIOD OF FIFTY YEARS FROM DATE HEREOF.
ALL TAXES TO BE 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 R. R. MINCY, HIS, heirs and assigns, forever, and THE REALTY SALES CO DOES XXX covenant with the said R. R. MINCY 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 REALTY SALES COMPANY do further covenant and bind ITSELF, ITS SUCCESSORS AND ASSIGNS and representatives, to warrant and forever defend the title to said land to the said R. R. MINCY, HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 30 day of MARCH, 19 44

Witness: ATTEST: M. B. BROOKS, SECRETARY

(SEAL) REALTY SALES COMPANY BY- P. P. BROOKS PRESIDENT

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, a Notary Public in and for said County and State, the within-named the bargainor, with whom I am personally acquainted, and who acknowledged that 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 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, 19

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

STATE OF TEXAS
COUNTY OF DALLAS

ON THIS 30TH DAY OF MARCH, BEFORE ME, M. E. GREGORY, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, APPEARED P. P. BROOKS AND M. B. BROOKS, TO ME PERSONALLY KNOWN, WHO, BEING DULY SWORN, DID SAY THAT THEY ARE PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE REALTY SALES COMPANY, A CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THE SAID P. P. BROOKS AND M. B. BROOKS ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL AT OFFICE IN DALLAS, TEXAS, ON THIS THE DAY AND DATE AFORESAID.

(SEAL) M. E. GREGORY
NOTARY PUBLIC

MY COMMISSION EXPIRES: JUNE, 1945.

U.S.R.S. $0.55
REC APRIL 1, 1944 AT 11:58 A M
LP