C.B. KELLEY,
TO
JOE C. CARR ETUX.

NUMBER 61518 RECORDED JUNE 18TH, 1941

STOUT MARSHALL & BRUCE CO. NASHVILLE

Book No. 1195

For and in consideration of the sum of TWELVE HUNDRED & NO/100THS, DOLLARS CASH IN HAND PAID BY JOE C. CARR, & WIFE, MARY HART CARR, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, C.B. KELLEY, UNMARRIED HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JOE C. CARR & WIFE MARY HART CARR, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT;

A SMALL TRACT OF LAND IN THE 7TH FORMERLY 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF, MADE BY R.L.PARDUE, JR. SURVEYOR, IN APRIL 1941, AS FOLLOWS;-

BEGINNING AT A POINT IN THE CENTER LINE OF HAMPTON AVENUE THE SOUTHEAST CORNER OF THE LAND IN QUESTION, BEING THE SOUTHWEST CORNER OF A TRACT OF 6.28 ACRE TRACT AND WHICH POINT IS APPROXIMATELY 415 FEET WEST OF THE WESTERLY LINE OF THE LAND FORMERLY BELONGING TO E.L.HAMPTON; THENCE WITH THE CENTER LINE OF SAID HAMPTON AVENUE SOUTH 88 DEGREES 30 MINUTES WEST 120 FEET TO A POINT, THENCE NORTH 1 DEGREE WEST 232 FEET TO A POINT IN THE SOUTH LINE OF THE PROPERTY CONVEYED TO SIDNEY W. BALLARD AND WIFE BY DEED FROM JESSIE H. LAWSON AND WIFE OF RECORD IN BOOK 1139, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH BALLARD'S SOUTH LINE NORTH 88 DEGREES 30 MINUTES EAST 120 FEET TO A POINT IN THE WESTERLY LINE OF THE ORIGINAL TRACT OF 6.28 ACRES ABOVE MENTIONED THENCE WITH THE LINE OF THE SAME SOUTH 1 DEGREE 30 MINUTES EAST 232 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO C.B.KELLEY BY DEED FROM JESSIE HARLAN LAWSON AND WIFE, OF RECORD IN BOOK 1195, PAGE 216, SAID REGISTER'S OFFICE.

SAID PROPERTY IS CONVEYED SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN THE DEED FROM JESSIE HARLAN LAWSON AND WIFE TO C.B. KELLEY, DATED MAY 19, 1941, OF RECORD IN BOOK 1195, PAGE 216, AS FOLLOWS;

" THIS PROPERTY IS CONVEYED WITH THE FOLLOWING RESTRICTIONS; NO BUILDINGS OF ANY NATURE TOBE ERECTED ON ANY PART OF THE GROUND, OTHER THAN FOR RESIDENTIAL PURPOSES, INCLUDING GARAGE SERVANT, HOUSES, AND SUCH OTHER OUTHOUSES AS ARE USUAL AND INCIDENTAL TO A RESIDENCE , FOR A PERIOD OF 25 YEARS AND NOT MORE THAN TWO RESIDENCES TO BE ERECTED ON SAME.

" THAT THE RESIDENCES TO BE ERECTED ON SAID PROPERTY ARE TO BE SET BACK SUCH DISTANCE AS IS IN KEEPING WITH OTHER RESIDENCES ON ADJOINING LOTS. THAT THE RESIDENCES TO BE ERECTED ON SAID LOTS SHALL COST NOT LESS THAN SIX THOUSAND DOLLARS EACH."

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JOE C. CARR AND WIFE MARY HART CARR, THEIR, heirs and assigns, forever, and I, do covenant with the said JOE C. CARR & WIFE MARY HART CARR, 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, EXCEPT FOR 1941 TAXES WHICH PURCHASERS ASSUME AND AGREE TO PAY.

And I, C.B.KELLEY, do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said land to the said JOE C. CARR & WIFE MARY HART CARR THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 5TH day of JUNE 1941

Witness: C.B.KELLEY,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ALBERTA KEENE, a Notary Public in and for said County and State, the within-named C.B.KELLEY UNMARRIED the bargainor, with whom I am personally acquainted, and who acknowledged that HE 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 5TH day of JUNE, 1941

Commission Expires OCT. 28TH, 1944 (Seal.) ALBERTA KEENE Notary Public.

U. S. R. S. $ 1.65

Received JUNE 17TH, 1941 AT 3;34 P.M.

S.H.LLOYD
TO
MARY LLOYD ET AL.

NUMBER 61565 RECORDED JUNE 19TH, 1941

STOUT MARSHALL & BRUCE CO. NASHVILLE

Book No. 1195

For and in consideration of the sum of $1666.66 CASH IN HAND PAID THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, S. H.LLOYD OF DAVIDSON COUNTY, TENNESSEE, HAVE THIS DAY BARGAINED AND SOLD TO AND DO BY THESE PRESENTS , SELL GRANT, TRANSFER AND CONVEY UNTO MY SISTERS MARY LLOYD AND SARAH LLOYD OF THE AFORESAID COUNTY AND STATE, A ONE- THIRD UNDIVIDED INTEREST IN AND TO A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF NASHVILLE, DAVIDSON COUNTY , TENNESSEE, AND ON 18TH AVENUE SOUTH, BEING NO. 1106; SAID PROPERTY BEING FURTHER DESCRIBED AS FOLLOWS, TO WIT;

BEING LOT # 4, IN W.H.BROWN'S SUBDIVISION OF THE WESTERN PART OF LOT #17 O.B. HAYES, PLAN OF LARGE LOTS WHICH IS REGISTERED IN BOOK 332, PAGE 37, R.O.D.C. TENNESSEE, ANDBEING FURTHER DESCRIBED AS FRONTING 50 FEET ON THE EASTERLY SIDE OF 18TH AVENUE SOUTH ,FORMERLY LAMAR STREET, AND EXTENDING EASTWARDLY BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY IN THE REAR.

IT BEING THE SAME PARCEL OF REAL ESTATE CONVEYED TO OUR MOTHER, MRS. KATE LLOYD BY JOHN A. HALEY AND WIFE BY DEED DATED AUGUST 16, 1923, AND RECORDED IN BOOK 621, PAGE 279, R.O.D.C. TENNESSEE, TO WHICH REFERENCE IS HERE MADE FOR FURTHER DESCRIPTION"

TO HAVE AND TO HOLD THE SAID ONE- THIRD UNDIVIDED INTEREST UNTO THE SAID MARY LLOYD AND SARAH LLOYD, TOGETHER WITH ALL THE RIGHTS AND EASEMENTS, THERETO BELONGING AND TO THEIR HEIRS AND ASSIGNS, FOREVER.

I COVENANT WITH THE SAID MARY LLOYD AND SARAH LLOYD THAT I AM LAWFULLY SEIZED AND POSSESSED OF SAID ONE THIRD UNDIVIDED INTEREST , THE SAME HAVING BESCENDED TO ME AS ONE OF THE THREE HEIRS AT LAW OF THE AFORESAID MRS. KATE LLOYD, AND THAT I HAVE A PERFECT RIGHT TO SELL AND CONVEY THE SAME AND THAT SAID INTEREST IS UNENCUMBERED EXCEPT BY A LIEN FOR TAXES OF THE PRESENT YEAR.

I HEREBY BIND MYSELF MYHEIRS AND LEGAL REPRESENTATIVES UNTO THE SAID MARY LLOYD AND SARAH LLOYD JOINTLY AND SEVERALLY AND THEIR HEIRS, REPRESENTATIVES, AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO SAID ONE-THIRD UNDIVIDED INTEREST AGAINST THE LAWFUL CLAIMS OF ALL PERTIES WHOMSOEVER. IT IS EXPRESSLY UNDERSTOOD THAT THE ABOVE NAMED VENDEES ASSUME AND AGREE TO PAY THE STATE AND COUNTY TAXES THEREON FOR THE YEAR 1940.

~~IN TESTIMONY WHEREOF~~

ONE THIRD UNDIVIDED INTEREST .

~~To Have and to Hold~~ the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging ~~to the said~~, ~~heirs and assigns, forever, and~~ I, ~~do covenant with the said~~ MARY LLOYD AND SARAH LLOYD ~~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 do further covenant and bind heirs and representatives, to warrant and forever defend the title to said land to the said , heirs and assigns, against the lawful ~~claims of all persons whomsoever~~.

IN TESTIMONY OF ALL OF WHICH I HAVE HEREUNTO SET MY HAND THIS THE 24TH DAY OF AUGUST, 1940

~~Witness hand, this day of~~

Witness: S.H.LLOYD,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, BERTIE M.BINKLEY a Notary Public in and for said County and State, the within-named S.H.LLOYD, the bargainor, with whom I am personally acquainted, and who acknowledged that HE 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 24TH day of AUGUST, 1940

Commission Expires 7/7/42 (Seal.) BERTIE M. BINKLEY Notary Public.

U. S. R. S. $ 2.20

Received JUNE 18TH, 1941 AT 12;40 P.M.