NUMBER 61876 RECORDED JUNE 24TH, 1941

THOMAS W. DERRYBERRY ET UX,
TO
ARTHUR E. BUCHANAN ET UX.

BROWN-MARSHALL & BRUCE CO. NASHVILLE

Book No. 1195

For and in consideration of the sum of ($2,800.00) TWO THOUSAND EIGHT HUNDRED & NO/100 DOLLARS, CASH IN HAND PAID BY ARTHUR E. BUCHANAN AND WIFE BERTHA J.BUCHANAN , THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, THOMAS W. DERRYBERRY AND WIFE RUBY N.DERRYBERRY, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ARTHUR E. BUCHANAN AND WIFE BERTHA J.BUCHANAN 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.10 OF BLOCK 13, ON THE MAP OF PART OF SYLVAN PARK AS OF RECORD IN BOOK 332, PAGE 104, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE, SAID LOT NO.10 FRONTS 50 FEET ON THE NORTHERLY SIDE OF NEBRASKA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO THOMAS W. DERRYBERRY AND WIFE RUTH N. DERRYBERRY BY DEED FROM A. J. DEMERICH AND WIFE OF RECORD IN BOOK 910 PAGE 554, SAID REGISTER'S OFFICE.

PURCHASERS ASSUME AND AGREE TO PAY ALL TAXES ASSESSED AGAINST THE WITHIN DESCRIBED PROPERTY FOR THE YEAR 1941.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said ARTHUR E. BUCHANAN AND WIFE BERTHA J.BUCHANAN THEIR, heirs and assigns, forever, and WE do covenant with the said ARTHUR E.BUCHANAN AND WIFE BERTHA J. BUCHANAN 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 FOR TAXES FOR THE YEAR 1941, WHICH THE GRANTEES HEREIN ASSUME AND AGREE TO PAY

And WE, THOMAS W.DERRYBERRY AND WIFE RUBY N.DERRYBERRY do further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said land to the said ARTHUR E. BUCHANAN AND WIFE BERTHA J. BUCHANAN, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 20TH day of JUNE 1941

Witness:

THOMAS W. DERRYBERRY
RUBY N.DERRYBERRY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, G.W.ALLEN a Notary Public in and for said County and State, the within-named THOMAS W. DERRYBERRY AND WIFE RUBY N.DERRYBERRY 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 23RD day of JUNE, 19 41

Commission Expires APRIL 5TH, 1945, (Seal.) G.W. ALLEN
Notary Public.

U. S. R. S. $ 3.30
Received JUNE 23RD, 1941 AT 3;36 P.M.

NUMBER 61849 RECORDED JUNE 24TH, 1941

MARSTON F.LAMPKIN ET UX,
TO
WALTER ELWOOD MONCRIEF ET UX,

BROWN-MARSHALL & BRUCE CO. NASHVILLE

Book No. 1195

For and in consideration of the sum of NINE HUNDRED AND NO/100 ($900.00) DOLLARS, CASH IN HAND PAID BY WALTER ELWOOD MONCRIEF AND WIFE LILLIAN COOK MONCRIEF, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARSTON F. LAMPKIN AND WIFE LINDA W. LAMPKIN, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID WALTER ELWOOD MONCRIEF AND WIFE LILLIAN COOK MONCRIEF, THEIR, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

BEING THE EASTERLY 93.9 FEET MORE OR LESS, OF THE SOUTH ONE- HALF OF LOT NO.17 ON THE MAP SHOWING THE SUBDIVISION OF PART OF THE VALUX LAND IN THE SEVENTH CIVIL DISTRICT OF DAVIDSON COUNTY,TENNESSEE, AND DESCRIBED ACCORDING TO A COPY OF SURVEY THEREOF MADE BY W.B.SOUTHGATE MARCH 25, 1938, AS FOLLOWS;

SAID PART OF SAID LOT NO.17 FRONTS 93.9 FEET,MORE OR LESS ON THE NORTH MARGIN OF GALE AVENUE AND RUNS BACK NORTHWARDLY BETWEEN LINES 227 FEET ON THE WESTERLY LINE AND 228.15 FEET ON THE EASTERLY LINE TO A DEAD LINE ON WHICH IT MEASURES 93.9 FEET.

BEING THE SAME PROPERTY CONVEYED TO MARSTON F. LAMPLIN AND WIFE LINDA W. LAMPKIN BY DEED FROM BELLE M. PINSON A WIDOW, OF RECORD IN BOOK 896, PAGE 385 REGISTER'S OFFICE FOR SAID COUNTY.

SAID LAND ABOVE DESCRIBED IS CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND BINDING ON THE GRANTEES THEIR HEIRS AND ASSIGNS, FOR A PERIOD OF 25 YEARS FROM THE DATE OF THIS INSTRUMENT

1.SAID LAND SHALL NOT BE SOLD, LEASED OR CONVEYED TO PERSONS OF AFRICAN BLOOD OR DESCENT NOR OCCUPIED BY ANY SUCH PERSONS EXCEPT IN THE CAPACITY OF SERVANTS.

2. NO RESIDENCE SHALL BE ERECTED ON SAID PROPERTY AT A COST OF LESS THAN $5500.00 AND ANY SUCH RESIDENCE SHALL BE SET BACK SO AS TO BE IN LINE AND IN KEEPING WITH THE RESIDENCES LOCATED ON ADJACENT LOTS AND OTHER LOTS IN THE SUBDIVISION.

3. SAID LOT SHALL BE KNOWN AND DESCRIBED AS A RESIDENTIAL LOT AND NO STURCTURE OTHER THAN SINGLE FAMILY DWELLING OR DUPLEX SHALL BE PERMITTED.

4. NO PART OF THIS LOT SHALL BE DESIGNATED AS THE PERMANENT ABODE FOR LIVE STOCK OR FOWLS OF ANY KIND.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said WALTER ELWOOD MONCRIEF AND WIFE LILLIAN COOK MONCRIEF, THEIR, heirs and assigns, forever, and WE do covenant with the said WALTER ELWOOD MONCRIEF AND WIFE LILLIAN COOK MONCRIEF, 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 BY TAXES FOR 1941 WHICH ARE ASSUMED BY THE PURCHASER.

And WE, MARSTON F. LAMPKIN AND WIFE LINDA W.LAMPKIN do further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said land to the said WALTER ELWOOD MONCRIEF AND WIFE LILLIAN COOK MONCRIEF heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness:

LINDA W. LAMPKIN
MARSTON F. LAMPKIN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, WILLIAM C. CRUTCHFIELD, a Notary Public in and for said County and State, the within-named MARSTON F.LAMPLIN AND WIFE LINDA W. LAMPKIN 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 20 day of JUNE, 19 41

Commission Expires JAN. 7TH, 1945 (Seal.) WILLIAM C. CRUTCHFIELD,
Notary Public.

U. S. R. S. $ 1.10
Received JUNE 23RD, 1941 AT 12;18 P.M.