A.C. BREAST ET UX.

TO

LESLIE H. NEELY

NUMBER 72789 RECORDED DECEMBER 26TH, 1941

BYRD MARSHALL & BRUCE CO. NASHVILLE

Book No. 1195

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, WE, A. C. BREAST AND WIFE JANIE B.BREAST, HAVE BARGAINED AND SOLD AND BX THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID LESLIE H. NEELY, HIS HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE. DESCRIBED AS FOLLOWS, TO WIT;

TRACT O FIFTEEN (15) BLOCK C. OF COUNTRY CLUB ESTATES, A SUBDIVISION IN THE OOUNTY OF DAVIDSON ,STATE OF TENNESSEE, A PLAT OF WHICH SUBDIVISION IS OF RECORD IN BOOK 843, PAGE 95, 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 THIRTY (30) 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 MCGAVOCK AVENUE , UPON WHICH EITHER RESIDENCES OR BUSINESS STORES MAY BE CONSTRUCTED. RESIDENCES ERECTED UPON SAID PROPERTY SHALL CONTAIN NOT LESS THAN 600 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 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 LESLIE H. NEELY HIS, heirs and assigns, forever, and WE do covenant with the said LESLIE H. NEELY 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 LESLIE H. NEELY HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 22 day of NOVEMBER 1941

Witness: A.C.BREAST

JANIE B.BREAST

**STATE OF TENNESSEE, DAVIDSON COUNTY.**

Personally appeared before me, L.O.HARDAWAY a Notary Public in and for said County and State, the within-named A.C.BREAST AND WIFE JANIE H. BREAST the bargainorS, 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 22ND day of NOVEMBER, 19 41

Commission Expires OCT. 18, 1943. (Seal.) L.O.HARDAWAY

Notary Public.

U. S. R. S. $ .55¢

Received DECEMBER 24TH, 1941 AT 10-55 A.M.



JOE T. CRAFTON ET AL, TRUSTEES OF WOODBINE BAPTIST CHURCH

TO

CLYDE DOCKERY, ET AL, TRUSTEES ROSEDALE BAPTIST CHURCH.

NUMBER 72781 RECORDED DECEMBER 26TH 1941

Book No. 1195

For and in consideration of the sum of FIVE ($5.00) DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH ARE HEREBY ACKNOWLEDGED WE, JOE T. CRAFTON , FRANK HEATH AND PRUITT CHAPMAN, TRUSTEES OF THE WOODBINE BAPTIST CHURCH HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CLYDE DOCKERY, A.R. PERRY AND JOHN CUNNINGHAM, AS TRUSTEES FOR THE ROSEDALE BAPTIST CHURCH THEIR SUCCESSORS, IN OFFICE A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

" LYING AND BEING IN THE SIXTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LOTS NOS. 38 AND 39 IN THE PLAN OF CORINNE PLACE,AS OF RECORD IN BOOK 332, PAGE 1 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID LOTS 38 AND 39 FRONT 50 FEET EACH ON THE EAST SIDE OF EUTOPIA STREET AND RUN BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY

BEING THE SAME PROPERTY CONVEYED TO SAM HALL BY DEED FROM W. C. WOODFIN, OF RECORD IN BOOK 982, PAGE 165, REGISTER'S OFFICE FOR SAID COUNTY.

AND BEING THE SAME PROPERTY CONVEYED TO JOE T. CRAFTON, FRANK HEATH AND PRUITT CHAPMAN, TRUSTEES OF THE WOODBINE BAPTIST CHURCH BY DEED FROM SAM HALL, ET UX, OF RECORD IN BOOK ____, PAGE____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE."

IT IS UNDERSTOOD AND AGREED THAT THIS PROPERTY IS CONVEYED TO SAID TRUSTEES, AND THEIR SUCCESSORS IN TRUST, SUBJEST TO ALL THE TERMS AND CONDITIONS OF THE DEED FROM SAM HALL, ET UX, TO SAID JOE T. CRAFTON,ET AL, TRUSTEES OF THE WOODBINE BAPTIST CHURCH, ABOVE REFERRED TO, AND THE CONVENANTS, TERMS AND CONDITIONS OF SAID PRIOR DEED SHALL BECOME A PART OF THIS DEED AS FULLY AS THOUGH THE SAME WERE COPIED HEREIN.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID CLYDE DOCKERY, A. R. PERRY AND JOHN CUNNINGHAM, TRUSTEES OF THE ROSEDALE BAPTIST CHURCH, THEIR SUCCESSORS AND ASSIGNS, FOREVER, FOR THE USE AND BENEFIT OF THOSE OF THE MEMBERSHIP, EVEN THOUGH THEY BE A MINORITY, WHO ADHERE TO, MAINTAIN AND PROPAGATE THE DOCTRINES AND PRACTICES OF MISSIONARY BAPTISTS, AS SET FORTH IN THE STATEMENT OF FAITH DECLARED AT THE SOUTHERN BAPTIST CONVENTION HELD IN MEMPHIS, TENNESSEE, IN 1925, TO WHICH REFERENCE IS HERE MADE, AND WHICH SHALL BE CONSIDERED AS A PART OF THIS DEED AS FULLY AS THOUGH THE SAME WERE SET OUT HEREIN.

~~To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said~~ (*) OF ROSEDALE BAPTIST CHURCH THEIR, SUCCESSORS, IN OFFICE, heirs and assigns, forever, and WE do covenant with the said CLYDE DOCKERY, A. R. PERRY AND JOHN CUNNINGHAM, TRUSTEES OF THE ROSEDALE BAPTIST CHURCH 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 OUR heirs and representatives, to warrant and forever defend the title to said land to the said CLYDE DOCKERY,A.R. PERRY AND JOHN CUNNINGHAM, TRUSTES(*) ~~heirs and assigns~~, against the lawful claims of all persons whomsoever.

Witness OUR handS, this 15 day of SEPTEMBER 1941

~~Witness~~ JOE T. CRAFTON PRUETT CHAPMAN TRUSTEES OF

FRANK HEATH WOODBINE BAPTIST CHURCH

**STATE OF TENNESSEE, DAVIDSON COUNTY.**

Personally appeared before me, W.E.HARWOOD, a Notary Public in and for said County and State, the within-named JOE T. CRAFTON ,FRANK HEATH AND PRUITT CHAPMAN IN THEIR CAPACITY AS TRUSTEES OF THE WOODBINE BPATIST CHURCH the bargainorS, 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 15TH day of SEPTEMBER, 19 41

Commission Expires JULY 6, 1943. (Seal.) W.E.HARWOOD.

Notary Public.

U. S. R. S. $

Received DECEMBER 24TH, 1941 AT 10;20 A.M.