NUMBER 47998

HOMELAND, INC.

RECORDED FEBRUARY 7, 1946

-TO- FREDERICK NORTON FISHER AND WIFE, ILA G. FISHER

BOOK MARSHALL & BRUCE CO NASHVILLE

Book No. 1217

For and in consideration of the sum of THREE HUNDRED THIRTY FIVE ($335.00) DOLLARS CASH IN HAND PAID BY FREDERICK NORTON FISHER AND WIFE ILA G. FISHER TO HOMELAND, INC., A TENNESSEE CORPORATION, THE RECEIPT OF WHICH IS ACKNOWLEDGED, HOMELAND, INC., HAS BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID FREDERICK NORTON FISHER AND WIFE ILA G. FISHER, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
BEING LOTS 42 AND 43 OF BLOCK A OF YOWELL PLACE SUBDIVISION, A MAP OF WHICH IS OF RECORD IN BOOK 974, PAGE 61 OF REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENN.
SAID LOTS NOS. 42 AND 43 OF BLOCK A ARE FURTHER DESCRIBED AS FRONTING TOGETHER A TOTAL OF 50 FEET ON THE WESTERLY SIDE OF HILLCREST DRIVE, AND RUNNING WESTERLY BETWEEN LINES AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERLY MARGIN OF HILLCREST DRIVE, WHICH POINT IS THE SOUTHEAST CORNER OF LOT 41 IN BLOCK A, AND RUNNING THENCE SOUTHERLY WITH THE WESTERLY MARGIN OF HILLCREST DRIVE A DISTANCE OF 50 FEET TO A POINT, AND THENCE WESTERLY IN A STRAIGHT LINE 196 FEET 6 INCHES TO A DEADLINE, THE WESTERLY BOUNDARY OF SAID SUBDIVISION, AND THENCE WITH SAID BOUNDARY IN A STRAIGHT LINE NORTHWESTWARDLY TO A POINT WHICH IS THE SOUTHWEST CORNER OF LOT 41 IN BLOCK A, AND THENCE EASTERLY IN A STRAIGHT LINE 214 FEET TO THE POINT OF BEGINNING. BEING PART OF THE PROPERTY CONVEYED TO HOMELAND, INC., BY DEED FROM W. RAYMOND DENNEY, TRUSTEE, DATED SEPT. 19, 1940, AS OF RECORD IN BOOK 1174, PAGE 178, R.O.D.C., TENN.
THIS PROPERTY IS SOLD AND CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, COVENANTS, AND CONDITIONS, TO WIT: (A) NO PART OF SAID LOT OR LOTS OR ANY INTEREST THEREIN SHALL BE GIVEN, LOANED, RENTED, LEASED, ENCUMBERED, DEVISED OR CONVEYED TO ANY PERSON EITHER OF NEGRO BLOOD OR NOT OF THE WHITE RACE, BUT THIS CONDITION SHALL NOT PREVENT THE HOUSING OF SERVANTS ACTUALLY EMPLOYED ON THE PREMISES IN SUITABLE QUARTERS.
(B) NO DWELLING HOUSE SHALL BE CONSTRUCTED ON THE FRONT BUILDING LINE OF SAID PROPERTY AT A COST OF LESS THAN $2,000.00. NO RESIDENCE INCLUDING ITS PORCHES OR OTHER PROJECTIONS SHALL BE ERECTED ON SAID LOT OR LOTS, NEARER THAN 50 FEET FROM THE FRONT PROPERTY LINE. ALL RESIDENCES SHALL FRONT ON THE STREET ON WHICH SAID LOT FRONTS. NO BUILDING SHALL BE LOCATED NEARER THAN 5 FEET TO ANY SIDE LOT LINE, EXCEPT THAT SIDE LINE RESTRICTIONS SHALL NOT APPLY TO A DETACHED GARAGE OR OTHER OUTBUILDINGS LOCATED 50 FT. OR MORE FROM FRONT LOT LINE.
THE FOREGOING STIPULATIONS, COVENANTS AND CONDITIONS ARE AND SHALL BE BINDING AND OBLIGATORY UPON, AND SHALL BE OBSERVED BY THE SAID GRANTEES AND HEIRS, DEVISEES, OR ASSIGNS, UNTIL THE 1ST DAY OF JANUARY 1962. AND IT IS EXPRESSLY AGREED THAT ALL AND EVERY OF SAID STIPULATIONS, COVENANTS AND CONDITIONS ATTACH TO AND RUN WITH THE LAND AND SHALL BE BINDING AND OBLIGATORY UPON ALL AND EVERY PERSON OR PERSONS, WHO NOW, OR THEREAFTER OWN, POSSESS, OR OCCUPY AND USE SAID PREMISES OR ANY PART THEREOF, OR ANY BUILDING OR STRUCTURE THEREON, UNDER ANY TENURE WHATSOEVER.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said FREDERCIK NORTON FISHER AND WIFE ILA G. FISHER, heirs and assigns, forever, and HOMELAND, INC., DOES do covenant with the said FREDERICK NORTON FISHER AND WIFE ILA G. FISHER 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 EXCEPT BY TAXES FOR YEAR 1946 WHICH PURCHASERS ASSUME AND AGREE TO PAY.

And HOMELAND, INC., DOES do further covenant and bind ITSELF, ITS SUCCESSORS AND ASSIGNS heirs and representatives, to warrant and forever defend the title to said land to the said FREDERICK NORTON FISHER AND WIFE ILA G. FISHER, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF HOMELAND INC., A TENNESSEE CORPORATION HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICIALS, W. L. HAILEY, PRESIDENT, ATTESTED BY W. H. PARRISH, JR., SECRETARY, ON THIS THE 23RD DAY OF JANUARY, 1946.

HOMELAND, INC.,
BY: W. L. HAILEY, PRESIDENT

THE CORPORATION HAS NO SEAL.
ATTEST: W. H. PARRISH, JR., SECRETARY
STATE OF TENNESSEE, COUNTY OF DAVIDSON.

Before me, P. G. WRIGHT, a Notary Public within and for the State and County aforesaid, personally appeared W. L. HAILEY and W. H. PARRISH, JR., with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the PRESIDENT and SECRETARY respectively of the HOMELAND, INC. the within named bargainor, a corporation, and that they as such PRESIDENT and SECRETARY, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said W. L. HAILEY as such PRESIDENT and attesting the same by the said W. H. PARRISH, JR. as such SECRETARY

Witness my hand and official seal at office at Nashville, Tennessee, on this the 28TH day of JANUARY, 1946.

My commission expires 4-6-48 (Seal) P. G. WRIGHT Notary Public.

RECEIVED FEB. 7, 1946 AT 9:35 A.M. - DG

NUMBER 48082 W. A. MORELAND TO W. SMITH ET UX
RECORDED FEB. 8, 1946

BOOK MARSHALL & BRUCE CO NASHVILLE

Book No. 1217

For and in consideration of the sum of TWO HUNDRED TWENTY-FIVE & 00 DOLLARS CASH TO US IN HAND PAID BY WILLIAM SMITH & WIFE, MATTIE P. SMITH THE RECEIPT WHEREOF HIS HEREBY ACKNOWLEDGE, WE WILLIAM A. MORELAND AND WIFE, MABEL M. MORELAND HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID WILLIAM SMITH & WIFE, MATTIE P. SMITH THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS:
BEING LOT NO. 51 ON THE PLAT OF W. B. BAIRD'S SUBDIVISION OF OAKLAND, AS OF RECORD IN BOOK 332, PAGE 120, OF THE REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO. 51 FRONTS 100 FEET ON THE EASTERLY SIDE OF MAPLEWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO A DEAD LINE.
BEING PART OF THE PROPERTY CONVEYED TO J. O. ELLIS AND WIFE, GRACE CAMBELL ELLIS, BY DEED FROM RUTH HASWELL POTTER AND HUSBAND, ET AL, OF RECORD IN BOOK 1160, PAGE 121, SAID REGISTER'S OFFICE.
THE GRANTORS HEREIN AGREE TO PAY TAXES FOR THE YEAR 1940, AND THE GRANTEES HEREIN ASSUME AND AGREE TO PAY TAXES FOR THE YEAR 1941.
THE FOLLOWING RESTRICTIONS SHALL ATTACH TO AND RUN WITH THE LAND AND BE BINDING ON THE PURCHASERS HEREIN, THEIR SUCCESSORS AND ASSIGNS FOR A PERIOD OF TWENTY YEARS FROM DATE HEREOF;
NO HOUSE SHALL BE ERECTED ON SAID LAND COSTING LESS THAN 1500.00.
NO HOUSE TO BE ERECTED SHALL BE BUILT NEARER THAT ____ FEET FROM THE EASTLY SIDE OF MAPLEWOOD AVENUE.
BEING THE SAME PROPERTY CONVEYED BY J. O. ELLIS ET UX, TO WILLIAM A. MORELAND ET UX BY DEED IN BOOK 1279 PAGE 242. RECORBED

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said WILLIAM SMITH AND MATTIE P. SMITH WIFE, heirs and assigns, forever, and WE WILLIAM A. MORELAND MABLE M. MORELAND do covenant with the said WILLIAM SMITH & WIFE, MATTIE P. SMITH 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 WILLIAM A. MORELAND & MABLE M. MORELAND do further covenant and bind OUR heirs and representatives, to warrant and forever defend the title to said land to the said WILLIAM SMITH & MATTIE P. SMITH, heirs and assigns, against the lawful claims of all persons whomsoever. A LIEN IS EXPRESSLY RETAINED UPON THE PROPERTY HEREIN CONVEYED TO SECURE ALL THE DEFERRED PAYMENTS OF PURCHASE MONEY.
WITNESS OUR HANDS THIS FIFTH DAY OF FEBRUARY 1946.

WILLIAM A. MORELAND
MABEL M. MORELAND

WITNESS --
ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.
(*) EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

PERSONALLY APPEARED BEFORE ME, C. A. RICE, a Notary Public within and for the State and County aforesaid, NAMED WILLIAM A. MORELAND AND MABEL M. MORELAND THE BARGAINORS, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY (*), with whom I am personally acquainted and who upon their several oaths acknowledged himself to be the within named bargainor, a corporation, and that they as such ____ and ____ being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ____ as such ____ and attesting the same by the said ____ as such ____

Witness my hand and official seal at office at Nashville, Tennessee, on this the 7TH day of FEBRUARY, 1946.

My commission expires OCT. 1, 1949 (Seal) C. A. RICE Notary Public.

U.S.R.S. 55¢
RECEIVED FEB. 7, 1946 AT 2:01 P.M.
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