NUMBER 70649 RECORDED NOV 18,1941 T.I. HOLMAN, TR TO JAKE A. O'BRIEN ET AL

J.A.E.

KIRBY MARSHALL & BRUCE CO., NASHVILLE

Book No. 1225

For and in consideration of the sum of ONE - - - - - - - - - - - - - - - DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION FULLY EXECUTED AND TO ME PASSING I, T.I. HOLMAN TRUSTEE HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JAKE A. O'BRIEN AND HARRY L. PEPPER, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS:

BEING LOT NO.15 ON THE PLAN OF THE MARROWBONE LAKE SITES, UNIT NO.1 AS OF RECORD IN PLAN BOOK 974 PAGE 49 REGISTERS OFFICE FOR DAVIDSON COUNTY, TENN., AND BEING THE SAME LOT CONVEYED TO T.I. HOLMAN TRUSTEE, BY A.L. KRANZ AND WIFE OCTOBER 26,1938 BY DEED RECORDED IN BOOK 1102 PAGE 41 R.O.D.CO, TENN.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JAKE A. O'BRIEN AND HARRY L. PEPPER, THEIR heirs and assigns, forever, and I do covenant with the said JAKE A. O'BRIEN AND HARRY L. PEPPER 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 I do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said JAKE A. O'BRIEN AND HARRY L. PEPPER, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 10TH day of JUNE 1939.

Witness:

T.I. HOLMAN, TRUSTEE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, THELMA KEELE a Notary Public in and for said County and State, the within-named T.I. HOLMAN, TRUSTEE 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. SPRINGFIELD

Witness my hand and official seal at Nashville, Tennessee, this 10TH day of JUNE, 1939.

Commission Expires FEB 6TH. 1941, 19... (Seal.) THELMA KEELE Notary Public.

U.S.R.S. $.55

Received NOV 17,1941 AT 2:30 P.M.

C. M.

NUMBER 70663 RECORDED NOV 18,1941 C.H.WOODRUFF,ET UX TO J.D. CORLEW,ET UX

J.A.E.

KIRBY MARSHALL & BRUCE CO., NASHVILLE

Book No. 1225

For and in consideration of the sum of TWO HUNDRED AND FIFTY ($250.00) - - - DOLLARS CASH IN HAND PAID BY J.D. CORLEW AND WIFE, ODESSA CORLEW, TO C.H. WOODRUFF AND WIFE, DAISY WOODRUFF, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, C.H. WOODRUFF AND WIFE, DAISY WOODRUFF, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J.D. CORLEW AND WIFE, ODESSA CORLEW, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
TRACT 6, BLOCK B, WOODLAWN ESTATES, A SUBDIVISION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, A PLAT OF WHICH SUB-DIVISION IS OF RECORD IN BOOK 843 PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY.
BEING THE SAME PROPERTY CONVEYED TO C.H. WOODRUFF BY DEED FROM ALBERT DULING TRUSTEE, AS OF RECORD IN BOOK 1101 PAGE 544, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
THE PROPERTY IS SOLD AND HEREBY CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONSS 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 SUB-DIVISION OF WHICH THE ABOVE DESCRIBED PROPERTY IS A PART AND PARCEL THEREOF, IS RESTRICTED TO RESIDENCE PURPOSES ONLY, EXCEPTING LOTS FRONTING ON GALLATIN ROAD, UPON WHICH EITHER RESIDENCE OR BUSINESS STORES MAY BE CONSTRUCTED. BUSINESSES OR 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 ORLIGATORY 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 HOW, 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.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said J.D. CORLEW AND WIFE, ODESSA CORLEW, THEIR heirs and assigns, forever, and WE do covenant with the said J.D. CORLEW AND WIFE, ODESSA CORLEW, 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, C.H. WOODRUFF AND WIFE, DAISY WOODRUFF do further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said land to the said J.D. CORLEW AND WIFE, ODESSA CORLEW, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S., this 24TH day of JUNE 1941.

C.H. WOODRUFF

DAISY S. WOODRUFF

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, THOMAS E. THOMPSON a Notary Public in and for said County and State, the within-named C.H. WOODRUFF AND WIFE, DAISY WOODRUFF 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. OLD HICKORY, DAVIDSON COUNTY

Witness my hand and official seal at Nashville, Tennessee, this 24TH day of JUNE, 19 41

Commission Expires APRIL 18 1942, NP. (Seal.) THOS. E. THOMPSON Notary Public.

U.S.R.S. $.55

Received NOV 17,1941 AT 3:10 P.M.

C. M.