NUMBER 75980 RECORDED MCH 2,1942 THAXTON E. LANE ET UX TO OVAL CALVIN HOOSER, ET UX

KURZ MARSHALL & BRUCE CO. NASHVILLE

Book No. 1225

For and in consideration of the sum of FIVE THOUSAND & 00/100 ($5000900) DOLLARS TO US CASH IN HAND PAID BY OVAL CALVIN HOOSER A D WIFE MAYMIE ALLISON HOOSER, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
WE, THAXTON E. LANE AND WIFE MRS. THAXTON E. LANE, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID OVAL CALVIN HOOSIER AND WIFE MAYMIE ALLISON HOOSER, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING PART OF LOT NO.61 ON THE PLAN OF BLUEFIELDS, BRANSFORD REALTY COMPANY'S FIRST SUBDIVISION OF THE SAM P.SWEENEY FARM, THIRD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 843, PAGE 16, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE ACCURATELY DESCRIBED AS FOLLOWS:BEGINNING AT A POINT IN THE EASTERLY MARGIN OF CUMBERLAND CIRCLE, WHICH POINT IS THE COMMON CORNER OF LOTS 60 AND 61 ON SAID PLAN;RUNNING THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY BOUNDARY LINE OF LOT NO.60, 450 FEET TO A POINT, BEING A COMMON CORNER OF SAID LOTS NOS.60 AND 61 IN SAID PLAN;THENCE IN A NORTHERLY DIRECTION ALONG THE DIVIDING LINE BETWEEN LOTS 61 AND LOTS 45 AND 46 IN SAID PLAN, 100 FEET TO A POINT IN THE DIVIDING LINE BETWEEN LOT NO.61 AND LOT NO.45 IN SAID PLAN; THENCE IN A WESTERLY DIRECTION 368.2 FEET, MORE OR LESS,TO A POINT IN THE EASERLY MARGIN OF CUMBERLAND DIRCLE ,SAID POINT BEING SIXTY FEET SOUTH OF THE COMMON CORNER OF LOTS NOS.61 AND 62 IN SAID PLAN;THENCE IN A SOUTHERLY DIRECTION ALONG SAID MARGIN OF CUMBERLAND CIRCLE 95 FEET TO THE POINT OF BEGINNING, BEING THE SAME PROPERTY CONVEYED TO MRS. THAXTON E. LANE BY DEED FROM BRANSFORD REALTY COMPANY, RECORDED IN BOOK 894, PAGE 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY IS CONVEYED TO SAID OVAL CALVIN HOOSER AND WIFE MAYMIE ALLISON HOOSER, THEIR HEIRS AND A SSIGNS, SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT RECORDED IN BOOK 737 PAGE 258,REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said OVAL CALVIN HOOSER AND WIFE, MAYMIE ALLISON HOOSER, THEIR, heirs and assigns, forever, and WE do covenant ~~with the said~~ 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 THE YEAR 1942 WHICH THE PURCHASERS ASSUME AND AGREE TO PAY,-

~~XXXXX~~ WE ~~do~~ further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said OVAL CALVIN HOOSER AND WIFE MAYMIE ALLISON HOOSER, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this THE 14TH day of FEBRUARY 1942.

~~XXXXXXXX~~ THAXTON E. LANE
MRS. THAXTON E. LANE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J.EDWARD WILSON a Notary Public in and for said County and State, the within-named THAXTON E. LANE AND WIFE MRS. THAXTON E.LANE the bargainor~~s~~, with whom I am personally acquainted, and who acknowledged that THEY executed the within FOREGOING instrument for the purposes therein contained.

And X wife of the said X, having appeared before me privately and apart from X husband, the said X acknowledged the execution of the said instrument to have been done by ~~his~~ 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 THE 26TH day of FEBRUARY, 19 42.
Commission Expires JAN 8,1945, 19__ (Seal.) J.EDWARD WILSON Notary Public.

U.S.R.S. $5.50

Received FEB 28,1942 AT 10:55 A.M.

C. M.

NUMBER 75982 RECORDED MCH 2,1942 WILLIAM BATE WILLIAMS TO N.W. KEMP ET UX

KURZ MARSHALL & BRUCE CO. NASHVILLE

Book No. 1225

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; I, WILLIAM BATE WILLIAMS, UNMARRIED, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID N.W. KEMP AND WIFE, CATHERINE KEMP, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
TRACT FIFTEEN (15), BLOCK D, OFSUNNYMEADE ESTATES, A SUBDIVISION IN THE COUNTY OF DAVIDSON ,STATE OF TENNESSEE, A PLAT OF WHICH SUB-DIVISION IS OF RECORD IN BOOK 974 PAGES 56 AND 57, REGISTER'S OFFICE OF SAID COUNTY.
THE PROPERTY IS SOLD AND HEREBY CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, TOWIT:

(A) THAT NO LOT OR LOTS SHALL BE SOLD, ALIENED, LEASED, OR RENTED TO ANY NEGRO OR PERSON OF AFRICAN DESCENT, NOR SHALL ANY SUCH LOTS BE OCCUPIED BY ANY NEGRO OR PERSONS OF AFRICAN DESCENT EXCEPT IN THE CAPACITY OF SERVANT.
(B) NO RESIDENCE OR OTHER BUILDING SHALL BE ERECTED WITHIN THIRTY FEET OF THE FRONT LINE OF ANY OF SAID LOTS EXCEPT AS HEREINAFTER EXPRESSLY PROVIDED.
(C) EACH AND EVERY LOT IN SAID SUB-DIVISION SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES EXCEPT AS HEREINAFTER EXPRESSLY PROVIDED.
(D) NO RESIDENCE SHALL BE CONSTRUCTED ON ANY OF SAID LOTS COSTING LESS THAN $2,500.00 UNLESS THE SAID WILLIAM BATE WILLIAMS AGREES TO SAME IN WRITING AND THE PLANS THEREFOR HAVE BEEN APPROVED IN WRITING BY HIS ARCHITECT.
(E) ANY BUILDING ERECTED ON ANY OF SAID LOTS SHALL BE COMPLETELY FINISHED ON THE EXTERIOR IN STONE, BRICK,STUCCO OR WEATHERBOARDING; AND IF WEATERBOARDING, THE BUILDING SHALL BE PAINTED WITH NOT LESS THAN TWO COATS OF PAINT BEFORE BEING OCCUPIED.
(F) NO OUTSIDE TOILETS MAY BE ERECTED OR MAINTAINED ON ANY LOT .
(G) ANY AND ALL RESIDENCES OR DWELLING HOUSES ERECTED ON EACH AND ALL OF SAID LOTS SHALL CONTAIN NOT LESS THAN 850 SQUARE FEET OF FLOOR SPACE AND NO SHEET METAL OR CORRUGATED IRON SHALL BE USED ON ANY DWELLING OR BUILDING CONSTRUCTED ON ANY OF SAID LOTS.
(H) LOTS IN SAID SUB-DIVISION FRONTING ON GALLATIN PIKE MAY BE USED FOR EITHER BUSINESS OR RESIDENTIAL PURPOSES, AND RESTRICTIONS "B" AND "C" HEREIN SHALL NOT APPLY TO ANY LOT OR LOTS SO FRONTING ON GALLATIN PIKE.

ALL THE FOREGOING RESTRICTIONS, COVENANTS, OBLIGATIONS, RIGHTS AND POWERS SHALL BE COVENANTS RUNNING WITH THE LAND, BINDING UPON EACH AND EVERY LOT IN SAID SUBDIVISION AND ALSO BINDING UPON, AND ACCRUING TO EACH AND EVERY OWNER OR OWNERS OF ANY OF SUCH LOTS HEREAFTER ACQUIRING TITLE THERETO, FOR A PERIOF OF TWENTY YEARS FROM THE 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 N.W. KEMP AND WIFE, KATHERINE KEMP, THEIR, heirs and assigns, forever, and I do covenant with the said N.W. KEMP AND WIFE, CATHERINE KEMP 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 N.W.KEMP AND WIFE, CATHERINE KEMP THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 24TH day of JANUARY 1942.

~~XXXXX~~ WILLIAM BATE WILLIAMS

STATE OF TENNESSEE, SHELBY DAVIDSON COUNTY.

Personally appeared before me, M.K.NOELL a Notary Public in and for said County and State, the within-named WILLIAM BATE WILLIAMS, UNMARRIED the bargainor~~s~~, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

And X wife of the said X, having appeared before me privately and apart from X husband, the said X acknowledged the execution of the said instrument to have been done by ~~his~~ freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed. MEMPHIS, TENN

Witness my hand and official seal at Nashville, Tennessee, this 24TH day of JAN, 19 42.
Commission Expires APRIL 20 1944, 19__ (Seal.) M.K.NOELL Notary Public.

U.S.R.S. $.55

Received FEB 28,1942 AT 10:57 A.M.

C. M.