NUMBER 84776 RECORDED AUG 21,1942 LOIS B. CARVER TO RUBY ELIZABETH PEEK ET UX

Book No. 1225

For and in consideration of the sum of ONE DOLLAR ($1.00) AND LOVE AND AFFECTION, THE RECEIPT OF WHICH $1.00 PAID BY RUBY ELIZABETH PEEK, WIFE OF W.P. PEEK, IS HEREBY ACKNOWLEDGED;

I, LOIS B. CARVER, A WIDOW, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID RUBY ELIZABETH PEEK FOR AND DURING HER LIFE, WITH REMAINDER IN FEE SIMPLE TO HER DECENDANTS, PER STIRPES THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A TRACT OF LAND IN THE 3D FORMERLY 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE CLOVER BOTTOM LANDS AND DESCRIBED ACCORDING TO A SURVEY MADE IN MARCH, 1926, BY W.B. SOUTHGATE, SURVEYOR, AS FOLLOWS:

BEGINNING IN THE CENTER OF THE LEBANON ROAD AT A POINT ABOUT 200 FEET NORTH-EASTERLY FROM H.T. VANCE'S CORNER; RUNNING THENCE NORTH 39 DEG. 15' WEST WITH THE EASTERLY MARGIN OF AN 18-FOOT ROADWAY 600 FEET TO A STAKE; THENCE NORTH 46 DEG. EAST 139 FEET TO A STAKE; THENCE SOUTH 45½ DEG. EAST 600 FEET TO THE CENTER OF THE LEBANON ROAD; THENCE WITH THE CENTER OF SAID ROAD SOUTH 46 DEG. 20' WEST 210 FEET TO THE BEGINNING, CONTAINING 2.4 ACRES.

BEING THE SAME PROPERTY CONVEYED TO LOIS B. CARVER BY DEED FROM W.P. PEEK AND RUBY ELIZABETH PEEK DATED OCTOBER 25TH, 1940, AND RECORDED IN BOOK 1160 PAGE 274, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY CONVEYED SUBJECT TO THE RESTRICTIONS SET FORTH IN A DEED OF RECORD IN BOOK 742 PAGE 389, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALSO SUBJECT TO TAXES FOR THE YEAR 1942 WHICH THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said RUBY ELIZABETH PEEK DURING HER NATURAL LIFE WITH REMAINDER IN FEE SIMPLE TO HER DECENDANTS, PER STIRPES THEIR heirs and assigns, forever, and I do covenant with the said RUBY ELIZABETH PEEK AND HER DECENDANTS 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.

EXCEPT AS HEREINABOVE STATED.

And I, LOIS B. CARVER, do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said land to the said RUBY ELIZABETH PEEK AND HER DECENDANTS THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 20TH day of AUGUST 1942

XXXXXXX LOUIS B. CARVER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W.F. MOORE a Notary Public in and for said County and State, the within-named LOIS B. CARVER, A WIDOW the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And X wife of the said X, having appeared before me privately and apart from husband, the said X 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.

DONELSON

Witness my hand and official seal at Nashville, Tennessee, this 20TH day of AUGUST, 1942

Commission Expires JAN 6 1943, 19 (Seal.) W.F. MOORE Notary Public.

Received AUG 21,1942 AT 10:15 A.M.

C. M.

NUMBER 84774 RECORDED AUG 21 1942 J.W. ANDERSON ET UX TO R. CARNEAL

Book No. 1225

For and in consideration of the sum of ($1.00) - - - - - - - - - - - - - DOLLARS ONE AND NO/100THS DOLLARS CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED,

WE, JOHN W. ANDERSON AND WIFE CLARA W. ANDERSON, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ROSS CARNEAL HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS:

THE LOT NO.91 OF AN UNRECORDED PLAN IN BOOK 1 OF A RECORDED PLAN IN BOOK 1130 PAGE 37, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, KNOWN AS THE ANDERSON ESTATES, AND BEING A PART OF THE SAME PROPERTY CONVEYED TO JOHN W. ANDERSON BY THE ANDERSON LAND & IMPROVEMENT COMPANY AS OF RECORD IN BOOK 1181 PAGE 342, REGISTER S OFFICE OF DAVIDSON COUNTY, TENNESSEE SUBJECT TO THE CONDITIONS AND RESTRICTIONS CONTAINED IN THE SAID DEED, WHICH RESTRICTIONS ARE AS FOLLOWS,

(1) THAT THE PREMISES AND NO PART THEREOF SHALL BE SOLD ALIENED CONVEYED OR DEVISED TO ANY PERSON OF AFRICAN BLOOD OR DESCENT, AND THAT NO PERSON OF AFRICAN BLOOD OR DESCENT SHALL OWN OR ACQUIRE TITLE THERETO, EITHER IN FEE OR OTHERWISE OR AS TENANTS OR LEESSEES, BUT THIS CONVEYANCE DOES NOT PRECLUDE OR PROHIBIT PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON THE SAID PREMISES IN THE CAPACITY OF SERVANTS.

(2) NO DWELLING HOUSE SHALL BE CONSTRUCTED ON THE SAID PROPERTY AT A COST OF LESS THAN $2,000.00

(3) THE FOREGOING STIPULATIONS AND COVENANTS AND CONDITIONS ARE AND SHALL BE BINDING AND OBLIGATORY UPON AND SHALL BE OBSERVED BY THE SAID GRANTEES AND HEIRS, DEVISSEES OR ASSIGNS UNTIL THE 1ST DAY OF JANUARY 1962. AND IT IS EXPRESSLY AGREES 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, 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 ROSS CARNEAL HIS heirs and assigns, forever, and WE do covenant with the said ROSS CARNEAL 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, JOHN W. ANDERSON AND WIFE, CLARA W. -- do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said ROSS CARNEAL, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 1ST day of JUNE 1942.

Witness: ---

JOHN W. ANDERSON
CLARA W. ANDERSON

TENNESSEE, HUMPHREYS

STATE OF ~~TENNESSEE~~ DAVIDSON COUNTY.

Personally appeared before me, ALLEN MURPHREE a Notary Public in and for said County and State, the within-named JOHN W. ANDERSON AND WIFE, CLARA W. ANDERSON the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And CLARA W. ANDERSON WIFE wife of the said JOHN W. ANDERSON, having appeared before me privately and apart from HER husband, the said CLARA W. ANDERSON acknowledged the execution of the said DEED to have been done by HER freely, voluntarily, and understandingly, without compulsion or constraint from HER said husband and for the purposes therein expressed. SYCAMORE LANDING, TENNESSEE

Witness my hand and official seal at Nashville, Tennessee, this 18TH day of JULY, 1942.

Commission Expires APRIL 10 1944, 19 (Seal.) ALLEN MURPHREE Notary Public.

U.S.R.S. NONE

Received AUG 21, 1942 AT 9:45 A.M.

C. M.