NUMBER 92684 RECORDED MCH 9, 1943 PHILIP B. HILL ET UX TO DAVID C. BROOKS ET UX

BROWN MARSHALL & BOOKS CO. NASHVILLE

A

Book No. 1248

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, PHILIP B. HILL AND WIFE, ELIZABETH HILL, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID DAVID C. BROOKS AND WIFE, CHRISTINE T. BROOKS THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: TRACTS FOUR (4), FIVE (5), AND SIX (6),BLOCK B, OF KENNASTON ESTATES, ASSUBDIVISION IS OF RECORD IN BOOK 843 PAGE 83, 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 TWENTY-FIVE (25), FEET OF THE FRONT LINE OF SAID PROPERTY. THE SAID SUBDIVISION OF WHICH THE ABOVE DESCRIBED IS A PART AND PARCEL THEREOF, IS RESTRICTED TO RESIDENCE PURPOSES ONLY, EXCEPTING LOTS FRONTING ON GALLATIN PIKE UPON WHICH EITHER RESIDENCES OR BUSINESS STORES MAY BE CONSTRUCTED. 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 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 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 DAVID C.BROOKS, AND WIFE, CHRISTINE T. BROOKS,THEIR heirs and assigns, forever, and WE do covenant with the said DAVID C. BROOKS AND WIFE, CHRISTINE T. BROOKS 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 OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said DAVID C.BROOKS, AND WIFE, CHRISTINE T. BROOKS THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 15TH day of OCTOBER 1942.

~~Witness:~~ PHILIP B. HILL
ELIZABETH FITE HILL

STATE OF TENNESSEE, ~~DAVIDSON~~ HAMILTON COUNTY.

Personally appeared before me, BRADLEY L.DUNLAP a Notary Public in and for said County and State, the within-named PHILIP B. HILL AND ELIZABETH FITE HILL the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And ~~X~~ wife of the said ~~X~~ husband, the said ~~X~~ having appeared before me privately and apart from ~~X~~ acknowledged the execution of the said instrument to have been done by ~~X~~ 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~~ CHATTANOOGA, Tennessee, this 15 day of OCTOBER, 1942

Commission Expires 9 day of FEB, 1943 (Seal) BRADLEY L.DUNLAP Notary Public.

U.S.R.S.~~$1.10~~ ~~55~~

REC'D MCH 8, 1943 AT 3:35 P.M.

CM

BROWN MARSHALL & BOOKS CO. NASHVILLE

A

Book No. 1248

For and in consideration of the sum of TEN & NO/100 ($10.00) ----------DOLLARS CASH IN HAND PAID BY LOUISE MORRIS, A SINGLE PERSON OVER 21 YEARS OF AGE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOE GROLL AND WIFE, EMMA GROLL HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID LOUISE MORRIS, A SINGLE PERSON OVER 21 YEARS OF AGE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY,TENNESSEE, BEING THE EAST PART OF LOT NO.259 AND THE EAST PART OF THE SOUTH 8 FEET OF LOT NO.260 ON THE MAP OF HARDING'S ADDITION TO NASHVILLE, OF RECORD IN BOOK 21, PAGE 80, REGISTER'S OFFICE FOR SAID COUNTY. ACCORDING TO A COPY OF A SURVEY THEREOF MADE DECEMBER 12, 1941, BY Z.J. WILKINSON, SURVEYOR, SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 58.6 FEET ON THE WESTERLY SIDE OF 18TH AVENUE, NORTH, AND RUN BACK BETWEEN LINES 138.7 FEET ON THE NORTH LINE OF PART OF LOT NO.260 AND 148 FEET ON THE SOUTH LINE OF LOT NO.259, TO A DEAD LINE IN THE REAR, ON WHICH THEY MEASURE 58 FEET.
BEING THE SAME PROPERTY CONVEYED TO JOE GROLL BY DEED FROM ELBY HAMPTON AND WIFE, OF RECORD IN BOOK 1181 PAGE 679 SAID REGISTER'S OFFICE.
PURCHASER ASSUMES TAXES FOR 1943.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said LOUISE MORRIS, A SINGLE PERSON OVER 21 YEARS OF AGE, HER heirs and assigns, forever, and WE do covenant with the said LOUISE MORRIS 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, JOE GROLL, AND WIFE, EMMA GROLL do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said LOUISE MORRIS, HER heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 3RD day of MARCH 1943.

~~Witness:~~ JOE E. GROLL
EMMA GROLL

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, D.R. MYERS a Notary Public in and for said County and State, the within-named JOE E. GROLL AND WIFE, EMMA GROLL the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

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

Witness my hand and official seal at Nashville, Tennessee, this 6TH day of MARCH, 1943.

Commission Expires 26 day of APRIL, 1945 (Seal) D.R. MYERS Notary Public.

U.S.R.S.$.1.10

REC'D MCH 8, 1943 AT 8:10 A.M.

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