NUMBER 92957 RECORDED JCH 15, 1943 HOWARD BACHMAN ET UX TO NORRIS GILLIAM AND WIFE

BRIC MARSHALL & BRUCE CO. NASHVILLE

Book No. 1248

For and in consideration of the sum of ONE HUNDRED FIFTY DOLLARS ($150.00) DOLLARS

CASH IN HAND TO US PAID BY NORRIS GILLIAM AND WIFE, MARY BALLARD GILLIAM, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, HOWARD BACHMAN AND WIFE, MARY K.BACHMAN, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID NORRIS GILLIAM AND WIFE, MARY BALLARD GILLIAM, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO.NINETEEN IN BLOCK "H" OF FOURTH ADDITION OF ROSCOE PLACE SUBDIVISION, LOCATED IN DAVIDSON COUNTY, TENNESSEE AS SHOWN BY THE PLAT OF RECORD IN BOOK 843, PAGE NO.74, REGISTER'S OFFICE DAVIDSON COUNTY,TENN.
SAID LOT NO.NINETEEN IN BLOCK "H" FRONTS FIFTY FEET ON THE NORTHERLY SIDE OF FRANCES STREET AND RUNS BACK 150 FEET BETWEEN PARALLEL LINES TO A DEAD LINE, THIS BEING PART OF THE SAME PROPERTY CONVEYED TO HOWARD BACHMAN BY DEED DATED JUNE 11TH, 1934 BY THE ROSCOE HEIRS AND RECORDED IN BOOK #954 PAGE 18, REGISTER'S OFFICE DAVIDSON COUNTY,TENN,
SUBJECT TO THE FOLLOWING RESTRICTIONS AND CONDITIONS WHICH SALL FOR A PERIOD OF TWENTY (20) YEARS BE CONSIDERED COVENANTS RUNNING WITH THE LAND TO WIT:

1.THE SAID PARTY OF THE SECOND PART, HIS HEIRS, LEGAL REPRESENTATIVES OR ASSIGNS OR EITHER OF THEM WILL NOT ERECT MORE THAN ONE DWELLING ON ANY ONE LOT ABOVE MENTIONED, AND THAT EACH DWELLING HOUSE SO ERECTED, ON ABOVE DESCRIBED LOT OR LOTS SHALL COST IN LABOR AND MATERIALS AT A FAIR AND JUST VALUATION AT THE LEAST THE SUM OF $2,000.00 EACH, AND THAT NO BUILDING SHALL BE ERECTED THEREON FOR ANY USE ESCEPT RESIDENTIAL PURPOSES, PROVIDED, HOWEVER, THAT A PRIVATE GARAGE MAY BE ERECTED, FOR THE EXCLUSIVE USE OF THE PERSON OR PERSONS OCCUPYING THE LOT WHEREON SUCH GARAGE MAY BE ERECTED.
2. THERE SHALL BE ESTABLISHED A BUILDING LINE OF THIRTY FEET DISTANT FROM AND PARALLEL WITH THE FRONT BOUNDARY LINE OF EACH LOT, AND NO BUILDING OR STRUCTURE OF ANY KIND OR ANY PART OF ANY BUILDING, ERECTION, OR STRUCTURE, INCLUDING BAY WINDOWS ,VERANDAS AND PORCHES, BUT EXCEPTING STEPS, SHALL BE PLACED ON OR EXTEND OVER, ANY PORTION OF THE SAID PREMISES WHICH LIESN BETWEEN THE SAID BUILDING AND THE STREET LINE OF SAID LOT.

3. THE SAID PARTY OF THE SECOND PART, HIS HEIRS, LEGAL REPRESENTATIVES OR ASSIGNS, OR EITHER OF THEM WILL NOT CONVEY, ENCUMBER, LEASE, RENT, OR GIVE POSSESSION OF SAID LOT, EITHER VOLUNTARILY OR INVOLUNTARILY TO ANY PERSON OF THE NEGRO RACE, OR FOR ANY PURPOSE OF CONDUCTION ANY BUSINESS THEREON.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said NORRIS GILLIAM AND WIFE, MARY BALLARD GILLIAM, THEIR, heirs and assigns, forever, and WE do covenant with the said NORRIS GILLIAM AND WIFE, MARY BALLARD GILLIAM 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, HOWARD BACHMAN AND WIFE, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said NORRIS GILLIAMS AND WIFE, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 6TH day of MARCH 1943

~~Witness:~~ HOWARD BACHMAN
MARY K. BACHMAN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, M.A. DRAPER a Notary Public in and for said County and State, the within-named HOWARD BACHMAN AND WIFE, MARY K.BACHMAN 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.

Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 6TH day of MARCH, 1943
Commission Expires ~~XXXXXX~~ 7-10-43, ~~19--~~ (Seal) M.A. DRAPER
Notary Public.

U.S.R.S. $.55¢
REC'D MCH 15, 1943 AT 9:41 A.M.
CM

NUMBER 92958 RECORDED MCH 16, 1943 WM. O. LEE TR. TO IRENE PARRISH ET AL

BRIC MARSHALL & BRUCE CO. NASHVILLE

Book No. 1248

For and in consideration of the sum of ONE HUNDRED AND FIFTY ($150.00) - DOLLARS PAID BY IRENE PARRISH AND HOMER RINGLER CASH IN HAND THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, WILLIAM O. LEE,TRUSTEE, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THESAID IRENE PARRISH AND HOMER RINGLER, THEIR 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, DESCRIBED AS FOLLOWS:
"BEING THE WESTERLY 50 FEET OF LOTS NOS.55,56 AND 57 ON THE PLAN OF BOYD'S HOME TRACT, AS OF RECORD IN BOOK 21, PAGE 39, REGISTER'S OFFICE FOR SAIDCOUNTY. BEGINNING ON THE SOUTH SIDE OF HAYES STREET, 155 FEET WEST OF 16TH AVENUE, NORTH; RUNNING THENCE WESTERLY WITH THE SOUTHERLY MARGIN OF HAYES STREET 50 FEET TO THE SOUTHEAST CORNER OF A 20-FOOT ALLEY;THENCE WITH THE EASTERLY MARGIN OF SAID ALLEY SOUGHERLY 550 FEET TO THE NORTHERLY LINE OF LOT NO.58 IN SAID PLAN; THENCE WITH THE NORTHERLY LINE OF LOT NO.58 EASTERLY 50 FEET;THENCE NORTHERLY 150 FEET TO THE POINT OF BEGINNING."
BEING THE SAME PROPERTY CONVEYED TO WILLIAM O.LEE TRUSTEE BY DEED FROM LOUIS SCHWARTZ AND WIFE, OF RECORD IN BOOK - , PAGE - , SAID REGISTER'S OFFICE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said IRENE PARRISH AND HOMER RINGLER, THEIR, heirs and assigns, forever, and I do covenant with the said IRENE PARRISH AND HOMER RINGLER that I lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered.
EXCEPT SUBJECT TO TAXES.

And I, WILLIAM O. LEE, TRUSTEE do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said land to the said IRENE PARRISH AND HOMER RINGLER, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand S, this 20TH day of FEBRUARY 1943.

~~Witness:~~ WILLIAM O. LEE, TRUSTEE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, RUTH F. WILLIAMS a Notary Public in and for said County and State, the within-named WILLIAM O. LEE, 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.

Witness my hand and official seal at Nashville, Tennessee, this 20TH day of FEBRUARY, 1943.
Commission Expires 23 day of OCT, 1943. (Seal) RUTH F. WILLIAMS
U.S.R.S. .55¢ Notary Public.

REC'D MCH 16, 1943 AT 12:05 P M

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