NUMBER 102053
PEARL H. BLEDSOE
TO
RECORDED SEPT. 28, 1943
J. M. VANCE AND WIFE,
ELIZABETH VANCE.

Book No. 1258

For and in consideration of the sum of TWO THOUSAND FIVE HUNDRED AND NO/100 ($2500.00) DOLLARS CASH TO ME IN HAND PAID BY J. M. VANCE AND WIFE, ELIZABETH VANCE THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. I, PEARL H. BLEDSOE, UNMARRIED HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J. M. VANCE AND WIFE, ELIZABETH VANCE THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS:

BEING LOT NO. 147 ON THE PLAN OF BENEDICT LAND COMPANY'S SUBDIVISION OF THE LINDSLEY TRACT, AS OF RECORD IN BOOK 332, PAGE 40, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT 147 FRONTS 50 FEET ON THE WESTERLY SIDE OF MERIDIAN STREET AND RUNS BACK BETWEEN PARALLEL LINES 173½ FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO PEARL H. BLEDSOE BY DEED FROM T. M. BLEDSOE AND WIFE, OF RECORD IN BOOK 620, PAGE 53, SAID REGISTER'S OFFICE.

RESTRICTIVE COVENANTS CONTAINED IN THE DEED FROM A. B. BENEDICT JR. TRUSTEE TO T. M. BLEDSOE OF RECORD IN BOOK 565, PAGE 107, R.O.D.C. TENN. DATED JANY. 4TH. 1921, AS FOLLOWS:-

"IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT T. M. BLEDSOE WILL NOT SELL, CONVEY OR LEASE OR ALLOW THE SAID PROPERTY OR ANY PART THEREOF TO BE OCCUPIED BY ANY PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT, BUT THIS SHALL NOT BE CONSTRUED TO PREVENT OCCUPANCY OF SERVANTS' HOUSES ON THE PREMISES BY THE OWNERS' HOUSES ON THE PREMISES BY THE OWNERS' SERVANTS IN THAT CAPACITY ONLY: THESE COVENANTS AND AGREEMENTS ARE EXPRESS COVENANTS WHICH RUN WITH THE LAND SHALL BE BINDING UPON THE PURCHASER AND EVERY PURCHASER OR OWNER SUCCEEDING TO THE LAND; AND IT IS EXPRESSLY UNDERSTOOD THAT A BREACH THEREOF WILL WORK A FORFEITURE WITHOUT NOTICE TO THE PURCHASER, HOLDER OR OWNER AND WILL OPERATE TO CAUSE THE TITLE TO THE PROPERTY TO REVERT AT ONCE TO A. B. BENEDICT, JR. TRUSTEE, HIS SUCCESSORS OR ASSIGNS."

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. M. VANCE AND WIFE, ELIZABETH VANCE THEIR, heirs and assigns, forever, and I do covenant with the said J. M. VANCE AND WIFE, ELIZABETH VANCE 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 FOR TAXES FOR THE YEAR 1943.

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 J. M. VANCE AND WIFE, ELIZABETH VANCE, THEIR heirs and assigns, against the lawful claims of all persons whomsoever. A LIEN IS EXPRESSLY RETAINED UPON THE PROPERTY HEREIN CONVEYED TO SECURE ALL THE DEFERRED PAYMENTS OF PURCHASE MONEY.

Witness MY hand, this 21ST day of SEPTEMBER, 1943.

Witness:

PEARL H. BLEDSOE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, EVA W. AMOS, a Notary Public in and for said County and State, the within-named PEARL H. BLEDSOE, UNMARRIED the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within / DEED OR 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 22ND day of SEPTEMBER, 1943

Commission Expires day of APRIL 6TH., 1947. (Seal.) EVA W. AMOS Notary Public.

U.S.R.S. $2.65
RECD SEPT. 27, 1943 AT 10:20 A.M.
LW

NUMBER 102058
RECORDED SEPT 27, 1943
ELLA CARROLL
--TO--
MYRTLE OSTEEN



Book No. 1258

For and in consideration of the sum of SEVENTEEN HUNDRED FIFTY ($1750.00) DOLLARS CASH IN HAND PAID TO ME BY MRS. MYRTLE OSTEEN, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I, MRS. ELLA CARROLL, A WIDOW, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MRS. MYRTLE OSTEEN, A WIDOW, HER HEIRS AND ASSIGNS, A CERTAIN TRACTOR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 18 IN THE PLAN OF BOYD HOME TRACT, A PLAN OF WHICH IS RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BOOK 21, PAGE 39.

SAID LOT FRONTS 50 FEET ON THE NORTH SIDE OF HAYES STREET AND RUNS BACK NORTHERLY BETWEEN PARALLEL LINES 180 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL CARROLL AND WIFE, ELLA CARROLL BY DEED FROM MAURICE I. LUSKY, OF RECORD IN BOOK 411, PAGE 503, SAID REGISTER'S OFFICE.

THE PURCHASER ASSUMES THE PAYMENT OF TAXES FOR YEAR 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 MYRTLE OSTEEN, HER heirs and assigns, forever, and I do covenant with the said MYRTLE OSTEEN 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 TAXES FOR YEAR 1943

And I, ELLA CARROLL do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said MYRTLE OSTEEN, HER, heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY hand, this 26TH day of JUNE, 1943

Witness:

MRS. ELLA CARROLL

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, G. F. TURNER a Notary Public in and for said County and State, the within-named ELLA CARROLL, 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 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 28TH day of JUNE, 1943

Commission Expires 8 day of OCT, 1944 (Seal.) G. F. TURNER Notary Public.

U.S.R.S. $2.20
REC SEPT 27, 1943 AT 11:00 A M
LP