NUMBER 6526 RECORDED MAY 27, 1944 J.R. COARSEY,ET UX TO HOPE S. ALLEN,ET UX

76203 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1281

For and in consideration of the sum of $10.00 TEN AND NO/100 - - - - - - DOLLARS CASH IN HAND PAID, AND OTHER VALUABLE CONSIDERATIONS,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, J.R.COARSEY AND WIFE, DOROTHY K.COARSEY HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID HOPE S. ALLEN AND WIFE, BESSIE LEE ALLEN 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.9, BLOCK "F" CRITTENDEN ESTATES, A SUBDIVISION AS OF RECORD IN BOOK 974 PAGE 69, REGISTER'S OFFICE OF DAVIDSON COUNTY,TENNESSEE.

THE PROPERTY IS SOLD AND CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, COVENANTS AND CONDITIONS, 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 30 FEET OF THE FRONT LINE OF SAID PROPERTY.

THE SAID SUB-DIVISION OF WHICH THE ABOVE DESCRIBED PROPERTY IS A PART AND PARCEL THEREOF, IS RESTRICTED TO RESIDENCE PURPOSES ONLY.

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, AND NO SHEET METAL OR CORRUGATED IRON SHALL BE USED IN CONSTRUCTION THEREOF.

NO OUTSIDE TOILETS MAY BE ERECTED ON THE PROPERTY. NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS NOS.1 TO 42, INCLUSIVE, OF BLOCK "A"; LOTS NOS. 1 TO 20, INCLUSIVE, OF BLOCK "B"; LOTS NOS.1 TO 9, INCLUSIVE, OF BLOCK "F" COSTING LESS THAN $2,500.00. NO RESIDENCE OR DWELLING HOUSE SHALL BE ERECTED UPON LOTS NOS.21 TO 40, INCLUSIVE, OF BLOCK "B"; LOTS NOS.1 TO 38, INCLUSIVE OF BLOCK "C"; LOTS NOS.1 TO 40, INCLUSIVE, OF BLOCK "D"; LOTS NOS.1 TO 29, INCLUSIVE, OF BLOCK "E"; LOTS NOS.10,11 AND 12 OF BLOCK "F"; AND LOTS NOS.1 TO 5, INCLUSIVE, OF BLOCK "G", COSTING LESS THAN $2000.00. NO BUILDINGS COSTING LESS MUST BE APPROVED BY THE SELLER OR SELLER'S ARCHITECT. THE COVENANTS AND RESTRICTIONS HEREIN PROVIDED SHALLRUN WITH THE LAND AND SHALL BE BINDING UPON THE PRESENT AND SUBSEQUENT OWNERS OF EACH OF SAID LOTS FOR A PERIOR OF TWENTY 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 HOPE S. ALLEN AND WIFE, BESSIE LEE ALLEN THEIR, heirs and assigns, forever, and WE do covenant with the said HOPE S. ALLEN AND WIFE, BESSIE LEE ALLEN that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

EXCEPT TAXES FOR 1939, AND SUBSEQUENT YEARS, WHICH THE PURCHASER ASSUMES.

And WE, J.R. COARSEY AND WIFE, DOROTHY K.COARSEY do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said HOPE S. ALLEN AND WIFE, BESSIE LEE ALLEN,THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 22ND day of MARCH 19 44.

Witness: J.R. COARSEY

DOROTHY K.COARSEY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MYRTLE DAVIS a Notary Public in and for said County and State, the within-named J.R. COARSEY AND WIFE, DOROTHY K.COARSEY 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, 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 freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed. MADISON

Witness my hand and official seal at Nashville, Tennessee, this 22ND day of MARCH, 19 44.

Commission Expires 8 day of OCT, 1945 (Seal) MYRTLE DAVIS

Notary Public.

U.S.R.S. $.55

REC'D MAY 26, 1944 AT 10:10 A.M.

CM

NUMBER 6467 RECORDED MAY 25, 1944 BIRDIE B. WALKUP ET VIR TO GEORGE HAYNES ET UX

76203 MARSHALL & BRUCE CO. NASHVILLE

Book No. 1281

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

WE, BIRDIE B. WALKUP AND HUSBAND, ANDREW WALKUP, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID GEORGE HAYNES AND WIFE, EDNA HAYNES,THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE SOUTHERLY HALF OF LOT NO.188 ON THE PLAN OF MCGAVOCK,WETMORE AND OTHERS' SECOND ADDITION TO NASHVILLE, CALLED THE ADDITION TO THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO.188 FRONTS 50 FEET ON THE WESTERLY SIDE OF 12TH AVENUE NORTH, FORMERLY FLORENCE STREET, AND RUNS BACK BETWEEN PARALLEL LINES 154 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO BIRDIE B. WALKUP BY DEED FROM ARTER B. SWEENEY AND WIFE, OF RECORD IN BOOK 634 PAGE 209, SAID REGISTER'S OFFICE.

TAXES FOR THE YEAR 1944 PRO-RATED AS OF EVEN DATE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GEORGE HAYNES AND WIFE, EDNA HAYNES,THEIR, heirs and assigns, forever, and WE do covenant with the said GEORGE HAYNES AND WIFE, EDNA HAYNES that WE ARE lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And WE do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said GEORGE HAYNES AND WIFE, EDNA HAYNES,THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S this 24TH day of MAY 1944.

Witness: BIRDIE B. WALKUP

ANDREW WALKUP

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E.B. WALTON a Notary Public in and for said County and State, the within-named BIRDIE B. WALLUP AND HUSBAND, ANDREW WALKUP 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, 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 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 24 day of MAY, 1944.

Commission Expires 8 day of APRIL, 1945 (Seal) E.B. WALTON

Notary Public.

U.S.R.S.$1.10

REC'D MAY 25, 1944 AT 10:55 A.M. C M