NUMBER 33218 RECORDED AUG 27, 1945 JOHN C. VANDIVER ET AL TO CHESTER G. SPENCER

77025 MARSHALL & BRUCE-NASHVILLE

Book No. 1286

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

WE, JOHN C. VANDIVER AND RUDOLPH M.ELLER, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CHESTER G. SPENCER, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
LAND IN THE 11TH, FORMERLY THE 19TH, CIVIL DISTRICT OF SAID COUNTY, BEING PART OF LOT NO.10 ON THE PLAN OF THE ANDERSON ESTATES, AS OF RECORD IN BOOK 1130 PAGE 37, REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT NO.19 OF BLOCK "A" ON THE UNRECORDED PLAN OF ELLER AND VANDIVER'S SUBDIVISION, DESCRIBED ACCORDING TO A SURVEY MADE BY EWELL ANDERSON, SURVEYOR, APRIL , 1945, AS FOLLOWS:
BEGINNING ON THE EASTERLY MARGIN OF RIO VISTA DRIVE AT A POINT 853 FEET NORTH OF THE NORTHERLY MARGIN OF DUPONT AVENUE, AS MEASURED ALONG THE EASTERLY MARGIN OF SAID DRIVE, SAID POINT BEING THE CORNER OF LOTS NOS.18 AND 19; THENCE WITH SAID DRIVE NORTHWARDLY 50 FEET TO THE CORNER OF LOTS NOS.19 AND 20; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTWARDLY 275 FEET TO LOW WATER MARK OF CUMBERLAND RIVER; THENCE WITH SAID LOW WATER MARK, SOUTHWARDLY 50 FEET TO THE CORNER OF LOTS NOS.18 AND 19; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, WESTWARDLY 275 FEET TO THE BEGINNING,
BEING PART OF THE PROPERTY CONVEYED TO JOHN C. VANDIVER AND RUDOLPH M.ELLER, BY DEED FROM JOHN W. ANDERSON AND WIFE, OF RECORD IN BOOK 1308 PAGE 608 SAID REGISTER'S OFFICE.
THIS PROPERTY IS SOLD SUBJECT TO THE FOLLOWING RESTRICTIONS;
NO PART OF SAID LOT OR ANY INTEREST THEREIN SHALL BE GIVEN, LOANED, RENTED, LEASED, ENDUMBERED, DEVISED OR CONVEYED TO ANY PERSON EITHER OF NEGRO BLOOD OR NOT OF THE WHITE RACE, BUT THIS CONDITION SHALL NOT PREVENT THE HOUSING OF SERVANTS ACTUALLY EMPLOYED ON THE PREMISES IN SUITABLE QUARTERS.
NO DWELLING HOUSE SHALL BE CONSTRUCTED ON THE FRONT BUILDING LINE OF SAID PROPERTY AT A COST OF LESS THAN $2,000.00. NO RESIDENCE, INCLUDING ITS PORCHES, OR OTHER PROJECTIONS, SHALL BE ERECTED ON SAID LOT , NEARER THAN 30 FEET FROM THE FRONT PROPERTY LINE. ALL RESIDENCES SHALL FRONT ON THE STREET ON WHICH SAID LOT FRONTS. NO BUILDING SHALL BE LOCATED NEARER THAN FIVE FEET TO ANY SIDE LOT LINE, EXCEPT THAT SIDE LINE RESTRICTION SHALL NOT APPLY TO A DETACHED GARAGE OR OTHER OUT-BUILDINGS LOCATED FIFTY FEET, OR MORE, FROM THE FRONT LINE. THE FOREGOING STIPULATIONS, COVENANTS AND CONDITIONS ARE AND SHALL BE BINDING AND OBLIGATORY UPON, AND SHALL BE OBSERVED BY THE SAID GRANTEES AND HEIRS, DEVISEES OR ASSIGNS UNTIL THE 1ST DAY OF JANUARY, 1962. AND IT IS EXPRESSLY AGREED 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. SEE *

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said CHESTER G. SPENCER, HIS, heirs and assigns, forever, and WE do covenant with the said CHESTER G. SPENCER 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 FOR 1945 TAXES WHICH GRANTEE ASSUMES.

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 CHESTER G. SPENCER, HIS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 21ST day of JULY, 19 45.

JOHN C. VANDIVER
RUDOLPH M.ELLER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, D.R. JUSTICE a Notary Public in and for said County and State, the within-named JOHN C. VANDIVER AND RUDOLPH M.ELLER the bargainors, 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 husband, the said acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from X said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of JULY, 19 45.

Commission Expires 7 day of JULY, 1949 (Seal.) D.R. JUSTICE
Notary Public.

*(THIS CONVEYANCE IS ALSO MADE SUBJECT TO RESTRICTIONS CONTAINED IN BOOK 1181 PAGE 342 AND IN BOOK 1308 PAGE 608, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.)

U.S.R.S. $.55
REC'D AUG 27, 1945 AT 9:30 A.M.
CM

No. 32787 Recorded August 21, 1945 Tommie Vanatta et ux et al to Mrs. Hattie Mai Vanatta

77025 MARSHALL & BRUCE-NASHVILLE

Book No. 1286

For and in consideration of the sum of SIX HUNDRED ($600.00) AND NO/100 DOLLARS cash in hand paid me Mrs. Hattie Mai Vanatta, the receipt of which is hereby acknowledged.

We, Tommie Vanatta and wife, Claudia Elizabeth Vanatta and Sammie Vanatta and wife, Ruth Vanatta have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Hattie Mai Vanatta, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 97 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, as of record in Book No. 161, page 155, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 97 fronts fifty (50) feet on the Northerly side of Osage Street and runs back between parallel lines, the easterly line with the westerly margin of 25th Avenue North 150 feet to an alley.

This being the same property conveyed by of R. A. Vanatta (the name some times spelled Vannatta) to the said Tommie Vanatta and Sammie Vanatta, on the 14th day of August, 1940, see Deed of Record in Book 1160, page 172, of the Register's Office for Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Mrs. Hattie Mai Vanatta, her heirs and assigns, forever, and we do covenant with the said Mrs. Hattie Mai Vanatta 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, Tommie Vanatta and wife Claudia Elizabeth Vanatta and Sammie Vanatta and wife Ruth Vanatta do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Mrs. Hattie Mai Vanatta, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands, this 12th day of July, 19 45

Tommie Vanatta
Claudia Elizabeth Vanatta
(Sammie Vanatta
(Ruth Vanatta

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, Thomas Millie Witt. Fred K. Jones a Notary Public in and for said County and State, the within-named Tommie Vanatta and wife Claudia Elizabeth Vanatta, two (2) of the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25 day of July, 19 45

Commission Expires 4 day of Jan, 1949 (Seal.) Fred K. Jones
Notary Public.

STATE OF PENNA; COUNTY OF WESTMORLAND

Personally appeared before me, Thomas Millie, a Notary Public in and for said County and State, the within named Sammie Vanatta and wife, Ruth Vanatta, two (2) of the bargainors with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Vandergrift, Pa., this 4th day of Aug., 1945.

(Seal) Thomas Millie, Notary Public

Commission Expires March 21, 1947
USRS $1.10
Received August 20, 1945
at 9:31 a.m.
esb