NUMBER 9409 RECORDED JULY 26TH, 1944.

JOHN HOLLAND SUTTON, ET AL. ---TO-- ELMER HALL , ET UX.

Book No. 1290

For and in consideration of the sum of TWO THOUSAND ($2,000.00) AND NO/100 DOLLARS, CASH IN HAND PAID BY ELMER HALL AND WIFE LENA HALL, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE. JOHN HOLLAND SUTTON AND SADIE GARRETT, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ELMER HALL AND WIFE LENA HALL, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.202 ON THE PLAN OF GRANDVIEW HEIGHTS AS OF RECORD IN BOOK 161, PAGE 14 AND 15, REGISTER'S OFFICE FOR SAID COUNTY SAID LOT NO.202 FRONTS 50 FEET ON THE WESTERLY SIDE OF CRUZEN AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES, WITH THE SOUTHERLY MARGIN OF MELROSE AVENUE, 150 FEET TO AN ALLEY. SAID PROPERTY WAS DEVISED TO JOHN HOLLAND SUTTON AND SADIE GARRETT, BY WILL OF BERTIE E. SUTTON DECEASED, OF RECORD IN WILL BOOK 59, PAGE 166, COUNTY COURT FOR SAID COUNTY.

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

Witness OUR hand S, this 19TH day of JULY 1944.

Witness: JOHN HOLLAND SUTTON

SADIE GARRETT.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ROBT F. MAURY a Notary Public in and for said County and State, the within-named SADIE GARRETT, the bargainer, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of JULY, 1944

Commission Expires JULY 12, 1947 (Seal) ROBERT F. MAURY

U. S. R. S. $ 2.20 Notary Public.

STATE OF MISSOURI
CITY OF ST. LOUIS,

PERSONALLY APPEARED BEFORE ME ROY B. KOCH A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED JOHN HOLLAND SUTTON THE BARGAINOR WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT ST. LOUIS MISSOURI THIS 21 DAY OF JULY 1944.
(SEAL)

ROY B. KOCH
NOTARY PUBLIC

MY COMMISSION EXPIRES JANUARY 25, 1946.
RECEIVED JULY 25TH, 1944. AT 11;04 A.M.

F.C.

NUMBER 9418 RECORDED JULY 26TH, 1944.

CUMBERLAND DEVELOPMENT COMPANY--TO-- W.S. DOBBS ET UX.

Book No. 1290

For and in consideration of the sum of ($165.00) ONE HUNDRED SIXTY FIVE & NO/100THS DOLLARS CASH IN HAND PAID BY W.S.DOBBS AND WIFE, MARHORIE DOBBS, THE RECEIPT OF WHICH IS HERE BY ACKNOWLEDGED, CUMBERLAND DEVELOPMENT COMPANY, A TENNESSEE, CORPORATION, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE SAID W.S.DOBBS AND WIFE MARJORIE DOBBS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;
A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY TENNESSEE, AND BEING LOT NO.9 IN BLOCK "C" ON A MAP ENTITLED SUBDIVISION MAP 3, OF THE LIFE & CASUALTY INSURANCE COMPANY PROPERTY AT OLD HICKORY, DAVIDSON COUNTY, TENNESSEE, RECORDED IN BOOK 974, PAGE 11, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE SAID LOT NO.9 FRONTS 60 FEET ON THE NORTHERLY SIDE OF BECKER AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO A DEAD LINE, AND BEING 60 FEET THEREON.
BEING PART OF THE SAME PROPERTY CONVEYED TO CUMBERLAND DEVELOPMENT COMPANY BY DEED FROM LIFE & CASUALTY INSURANCE COMPANY, AS OF RECORD IN BOOK 1003, PAGE 51, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
TAXES FOR THE YEAR 1944 ARE TO BE PAID BY THE PURCHASERS.
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING RESTRICTIONS:
1. THAT ALL BUILDINGS ERECTED ON SAID LAND SHALL BE OF UNIFORM DISTANCE FROM THE PROPERTY LINES, WHICH SHALL IN NO INSTANCE BE NEARER THAN TWENTY FEET FROM SAID PROPERTY LINES.
2. THAT THE PREMISES AND NO PART THEREOF SHALL BE SOLD, ALIENED, CONVEYED OR DEVISED TO ANY PERSON OF AFRICAN BLOOD OR DESCENT AND THAT NO PERSON OF AFRICAN BLOOD OR DESCENT SHALL OWN OR ACQUIRE TITLE THERETO EITHER IN FEE OR OTHERWISE, OR AS TENANTS OR LESSEES, BUT THIS COVENANT DOES NOT PRECLUDE OR PROHIBIT PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON THE SAID PREMISES IN THE CAPACITY OF SERVANTS.
3. NO DWELLING SHALL BE CONSTRUCTED AT A COST OF LESS THAN $1250.00
4. 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 FIRST DAY OF JANUARY 1956. 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.
SEWERAGE RESTRICTIONS; THE SEWERAGE RIGHTS BY VIRTUE OF SEWER LINES NOW ON THIS PROPERTY ARE NOT EXCLUSIVE TO THE PURCHASERS HEREIN, BUT ARE HEREBY RESERVED FOR THE COMMON SUE OF OTHER DUPONTONIA PROPERTY WITH FULL RIGHT AND PRIVILEGE TO MAKE ANY CONNECTIONS THERETO.
THE PURCHASERS ARE HEREBY EXTENDED THE PRIVILEGE OF CONNECTING WITH THE WATER SYSTEM OF DUPONTONIA WATER COMPANY BY ONE CONNECTION, THE SAME BEING AN ONE- HALF INCH WATER CONNECTIN, AND THE SAME IS TO BE INSTALLED AND USED AS PROVIDED IN THE RULES AND REGULATIONS OF THE DOPONTONIA WATER COMPANY, AND ALL INSTALLATION EXPENSE IS TO BE PAID AND ASSUMED BY THE PURCHASER.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said W.S. DOBBS AND WIFE MARJORIE DOBBS, ... THEIR, ... heirs and assigns, forever, and IT DOES ..... do covenant with the said W.S.DOBBS AND WIFE MARJORIE DOBBS, ... that IT IS lawfully seized and possessed of said land in fee simple, ~~have~~ HAS a good right to convey it, and the same is unincumbered, ---

And CUMBERLAND DEVELOPMENT COMPANY DOES ..... do further covenant and bind ITSELF ITS SUCCESSORS AND ASSIGNS, ~~heirs and representatives~~, to warrant and forever defend the title to said land to the said W.S.DOBBS AND WIFE MARJORIE DOBBS, THEIR, ... heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF SAID CUMBERLAND DEVELOPMENT HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO SUBSCRIBED BY W.L. HAILEY, ITS PRESIDENT AND ATTESTED BY JOHN A. MEFFORD ITS SECRETARY ON THIS THE 7TH DAY OF JULY, 1944. THE CORPORATION HAS NO SEAL.

Witness: JNO A. MEFFORD, SECRETARY.

CUMBERLAND DEVELOPMENT COMPANY
BY W.L.HAILEY, PRESIDENT

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LELA RICHARDSON a Notary Public in and for said County and State, the within-named STATE AND COUNTY AFORESAID PERSONALLY APPEARED W.L.HAILEY AND JOHN A MEFFORD, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED THEMSELVES TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY OF THE CUMBERLAND ~~bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within~~ instrument for the purposes therein contained.
DEVELOPMENT COMPANY THE WITHIN NAMED BARGAINOR A CORPORATION AND THAT THEY AS SUCH (SEE * BELOW)
Witness my hand and official seal at Nashville, Tennessee, this ..... day of ..... 19..
Commission Expires ..... (Seal) .....
U. S. R. S. $ .55 Notary Public.
Received .....

(*) PRESIDENT AND SECRETARY, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY THE SAID W.L.HAILEY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT, AND THE SAID JOHN A. MEFFORD ATTESTING THE SAME AS SECRETARY.
WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 7TH DAY OF JULY 1944. (SEAL)

LELA RICHARDSON

RECEIVED JULY 25TH, 1944. AT 11;13 A.M.

F.C.