NUMBER 15887
DAVID L.STEWART ET UX.,

RECORDED NOV. 16, 1944.
TO ARDELL KERTCHAVAL ET UX.

Book No. 1309

For and in consideration of the sum of FIVE HUNDRED & NO/100 DOLLARS PAID AND TO BE PAID BY ARDELL KERTCHAVAL AND WIFE, LEMA KERTCHAVAL AS FOLLOWS: TWO HUNDRED DOLLARS PAID IN CASH THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED AND THE BALANCE OF $300.00 THE GRANTEES AGREE TO PAY AT THE RATE OF $10.00 PER MONTH ON THE PRINCIPAL, AND INTEREST AT THE RATE OF 6% PER ANNUM, THE FIRST INSTALLMENT WILL BE DUE DECEMBER 1ST, 1944 AND IS IN THE SUM OF $11.50 AND EACH INSTALLMENT WILL DECREASE 5¢ UNTIL THE LAST OR 30TH INSTALLMENT WHICH WILL BE $10.05 AND A LIEN IS RETAINED TO SECURE THE UNPAID AMOUNT,

WE, DAVID L.STEWART AND WIFE, EMMA STEWART HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ARDELL KERTCHAVAL AND WIFE, LEMA KERTCHAVAL, 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.44 ON THE MAP OF J.M., T.J. AND G.W.HARDING'S ADDITION, AS OF RECORD IN BOOK 21, PAGE 80, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO.44 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF UNDERWOOD STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DAVID L.STEWART AND WIFE, EMMA STEWART, BY DEED FROM WALTER GARDNER AND WIFE, OF RECORD IN BOOK 1126,PAGE 559, SAID REGISTERS OFFICE.

THE MONTHLY PAYMENTS DUE HEREIN WILL BE PAID BY U.S.MONEY ORDER SENT BY REGISTERED MAIL TO DR.DAVID L.STEWART AT 515 ENGLEWOOD AVENUE, DETROIT, MICHIGAN.

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To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said ARDELL KERTCHAVAL AND WIFE, LEMA KERTCHAVAL, THEIR, heirs and assigns, forever, and WE do covenant with the said ARDELL KERTCHAVAL AND WIFE, LEMA KERTCHAVAL 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, DAVID L.STEWART AND EMMA STEWART do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said ARDELL KERTCHAVAL AND WIFE, LEMA KERTCHAVAL -- heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 31ST day of OCTOBER, 1944

DAVID A.STEWART

EMMA L.STEWART

MICHIGAN, COUNTY OF WAYNE.

STATE OF ~~TENNESSEE, DAVIDSON COUNTY.~~

Personally appeared before me, AARON A. KUTRICK a Notary Public in and for said County and State, the within-named DAVID L.STEWART AND WIFE, EMMA STEWART 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 husband, the said X XY 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,~~ DETROIT, MICHIGAN, this - day of OCTOBER 31, 1944.

Commission Expires 9 day of FEBRUARY, 1945 (Seal) AARON A. KUTRICK, Notary Public.

U.S.R.S. $0.55
RECD NOV. 15, 1944 AT 12:41 P M

NUMBER 15901
ALBERT DULING, TRUSTEE,

RECORDED NOV. 16, 1944.
TO J.S.HALL, ET UX.

Book No. 1309

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

I, ALBERT DULING, TRUSTEE, PURSUANT TO THE AUTHORITY VESTED IN ME BY THE TRUST HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID J.S.HALL AND WIFE, GRACE HALL, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

THE EASTERLY ONE-HALF (½) OF TRACT 20, BLOCK D, OF WOODLAWN ESTATES, A SUBDIVISION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, A PLAT OF WHICH SUBDIVISION IS OF RECORD IN BOOK 843, PAGE 82, REGISTERS ~~OFFICE~~ OR DAVIDSON COUNTY, TENNESSEE.

THE PROPERTY IS SOLD AND HEREBY CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, TO-WIT:

THAT THE SAID PROPERTY SHALL NOT BE SOLD, LEASED, OR RENTED TO ANY NEGRO OR PERSON OR AFRICAN DESCENT. NO RESIDENCE SHALL BE ERECTED WITHIN TWENTY-FIVE (25) FEET OF THE FRONT LINE OF SAID PROPERTY. THE A SAID SUB-DIVISION OF WHICH THE ABOVE DESCRIBED PROPERTY IS A PART AND PARCEL THEREOF, IS RESTRICTED TO RESIDENCE PURPOSES ONLY, EXCEPTING LOTS FRONTING ON GALLATIN ROAD, UPON WHICH EITHER RESIDENCE OR BUSINESS STORES MAY BE CONSTRUCTED. RESIDENCES ERECTED UPON SAID PROPERTY SHALL CONTAIN NOT LESS THAN 450 SQUARE FEET OF FLOOR SPACE, AND NO SHEET METAL OR CORRUGATED IRON SHALL BE USED IN CONSTRUCTION THEREOF. 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. NO OUTSIDE TOILETS MAY BE ERECTED ON THE PROPERTY. PLANS FOR ANY BUILDING TO BE CONSTRUCTED ON SAID PROPERTY, COSTING LESS THAN $1,000.00 MUST BE APPROVED BY THE SELLER OR SELLER'S ARCHITECT. AN EASEMENT OF SIX (6) FEET IS HEREBY RESERVED ON THE REAR OF EACH LOT AS SHOWN ON PLAT RECORDED, FOR LIGHT POLES, WATER, AND PUBLIC UTILITIES.

THESE RESTRICTIONS ARE ACCEPTED AND AGREED TO BY PURCHASER WITH THE EXPRESS UNDERSTANDING THAT IN THE EVENT OF ANY VIOLATION THEREOF ALL TITLE OF THE THEN OWNER AND OCCUPANT OF SAID PROPERTY SHALL IMMEDIATELY REVERT TO SELLER, ITS SUCCESSORS OR ASSIGNS, AND ALL IMPROVEMENTS THEREON SHALL BE SURRENDERED AS LIQUIDATED DAMAGES.

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.S.HALL AND WIFE, GRACE HALL, THEIR, heirs and assigns, forever, and I do covenant with the said J.S.HALL & WIFE, GRACE HALL that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

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.S.HALL & WIFE, GRACE HALL, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 14TH day of FEBRUARY, 19 35.

WITNESS:

ALBERT DULING
TRUSTEE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ANNA LOUISE MILLS, a Notary Public in and for said County and State, the within-named ALBERT DULING, 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 14TH day of FEBRUARY, 19 35

MY COM. EXPIRES OCT. 15 - 1935.

Commission Expires day of 19 (Seal) ANNA LOUISE MILLS, Notary Public.

U.S.R.S. $0.55
RECD NOV. 15, 1944 AT 2:10 P M