NUMBER 16790
MARSHALL C. CHAMBERS, ET UX.,
TO WALLACE COOPER SCOTT,JR.,ET UX.
RECORDED NOV. 29, 1944.

Book No. 1309

For and in consideration of the sum of FIVE THOUSAND ($5000.00) AND NO/100 DOLLARS CASH IN HAND PAID BY WALLACE COOPER SCOTT JR. AND WIFE, MABEL WEBB SCOTT, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, MARSHALL C. CHAMBERS AND WIFE, CATHERINE CHAMBERS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID WALLACE COOPER SCOTT,JR., AND WIFE, MABEL WEBB SCOTT, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING PARTS OF LOTS NOS. 100 AND 101 ON THE PLAN OF THE BRANSFORD REALTY COMPANY'S WEST END HEIGHTS SUBDIVISION, AS OF RECORD IN BOOK NO.332, PAGES 124 AND 125, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY,TENNESSEE, AND DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHERLY SIDE OF LOVE CIRCLE AT A POINT 50 FEET WEST OF THE CORNER OF LOTS NOS. 101 AND 102 ON SAID PLAN; THENCE WITH THE SOUTHERLY MARGIN OF LOVE CIRCLE WESTWARDLY 60 FEET TO M.E.ALEXANDER'S NORTHEAST CORNER; THENCE WITH HIS EASTERLY LINE SOUTHWARDLY 170 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE EASTWARDLY WITH THE NORTHERLY MARGIN OF SAID ALLEY 38 FEET; THENCE NORTHWARDLY 160 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF LOVE CIRCLE, THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARSHALL C. CHAMBERS AND WIFE, CATHERINE CHAMBERS, BY DEED OF MRS. EVA E.WILLIAMS, RECORDED IN BOOK NO. 848, PAGE 65, IN THE REGISTERS OFFICE OF 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 WALLACE COOPER SCOTT,JR., AND WIFE, MABEL WEBB SCOTT, THEIR, heirs and assigns, forever, and WE do covenant with the said WALLACE COOPER SCOTT, JR., AND WIFE 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, MARSHALL C. CHAMBERS AND WIFE, CATHERINE CHAMBERS do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said WALLACE COOPER SCOTT, JR., AND WIFE, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 22ND. day of NOVEMBER, 1944

MARSHALL C. CHAMBERS
CATHERINE CHAMBERS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, THOS.J.WRIGHT a Notary Public in and for said County and State, the within-named MARSHALL C. CHAMBERS AND WIFE, CATHERINE CHAMBERS, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And XX wife of the said X, having appeared before me privately and apart from husband, the said X acknowledged the execution of the said instrument to have been done by X 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 NOVEMBER, 1944.

Commission Expires 5 day of OCT. 1945. (Seal) THOS.J.WRIGHT, Notary Public.

U.S.R.S. $2.50.
RECD NOV. 29, 1944 AT 2:25 P.M.

NUMBER 16810
IRA E.PARKER ET UX.,
TO JOSEPH H.TALBOT, JR., ET UX.
RECORDED NOV. 29, 1944.

Book No. 1309

For and in consideration of the sum of EIGHTEEN HUNDRED & NO/100 ($1,800.00) DOLLARS CASH IN HAND PAID THIS DATE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, IRA E.PARKER AND WIFE, IRENE C.PARKER, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JOSEPH H.TALBOT, JR. AND WIFE, AILENE BOMAR TALBOT, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN THE 7TH, FORMERLY THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY,TENNESSEE, BEING LOTS NOS. 3 AND 4, ON THE UNRECORDED PLAN SHOWING SUBDIVISION OF THE SOUTH PART OF A 6.28 ACRE TRACT ON THE NORTH SIDE OF HAMPTON AVENUE, DESCRIBED ACCORDING TO A SURVEY MADE BY W.B.SOUTHGATE, SURVEYOR, JUNE 23, 1941, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF HAMPTON AVENUE AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO CHARLES N.RICH AND WIFE BY DEED FROM IRA E.PARKER AND WIFE, OF RECORD IN BOOK 1132, PAGE 364, REGISTERS OFFICE FOR SAID COUNTY; THENCE WITH THE NORTHERLY MARGIN OF HAMPTON AVENUE EASTWARDLY 200 FEET TO THE WESTERLY LINE OF THE HAMPTON TRACT AND A FENCE; THENCE WITH THE WESTERLY LINE OF SAID TRACT, NORTH 9½ DEGREES WEST 288 FEET;, THENCE WESTWARDLY WITH A FENCE, SOUTH 85 DEGREES WEST 186 FEET TO THE NORTHEAST CORNER OF THE RICH PROPERTY; THENCE WITH RICH'S EASTERLY LINE SOUTHWARDLY 270 FEET TO THE BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO IRA E.PARKER AND WIFE, IRENE C.PARKER BY DEED FROM H.E.RICHARDSON AND WIFE, OF RECORD IN BOOK 651, PAGE 229, SAID REGISTERS OFFICE.

SAID PROPERTY HEREIN DESCRIBED IS CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH SHALL BE BINDING UPON AND BE OBSERVED BY THE GRANTEES, THEIR HEIRS, SUCCESSORS, AND ASSIGNS, UNTIL THE FIRST DAY OF JULY, 1950; AND IT IS EXPRESSLY AGREED THAT ALL AND EACH OF SAID RESTRICTIONS SHALL ATTACH TO AND RUN WITH THE LAND AND SHALL BE BINDING UPON ALL OR EVERY PERSON OR PERSONS WHO MAY HEREAFTER OWN, POSSESS, OCCUPY, AND USE SAID LOTS, OR ANY PART THEREOF, OR ANY BUILDING OR STRUCTURE THEREON UNDER ANY TENURE WHATSOEVER, TO WIT:

(1) THAT NOT MORE THAN ONE DWELLING SHALL BE ERECTED ON EITHER OF SAID LOTS AND THE SAID DWELLINGS SHALL COST NOT LESS THAN SEVENTY-FIVE HUNDRED ($7500.00) DOLLARS EACH, NOT INCLUDING THE OUTHOUSES AND OTHER IMPROVEMENTS.

(2) THAT NO RESIDENCE ERECTED THEREON SHALL BE NEARER THAN SEVENTY (70) FEET FROM THE FRONT LINE OF THE PROPERTY HEREIN CONVEYED AND NO NEARER THAN FIFTEEN (15) FEET FROM THE SIDE LINES OF THE LOTS HEREIN CONVEYED.

(3) THAT NO GARAGE OR OTHER OUTBUILDINGS SHALL BE ERECTED ON SAID LOTS FOR USE AS A TEMPORARY DWELLING, EXCEPT DURING THE CONSTRUCTION OF THE OWNER'S RESIDENCE WHICH CONSTRUCTION SHALL NOT EXCEED THREE (3) MONTHS FROM DATE OF THE BEGINNING.

(4) THAT THE SEWAGE FROM THE HOUSE ON THE PREMISES SHALL BE CONVEYED BY PIPE OR PIPES TO A SEPTIC TANK CONSTRUCTED IN THE GROUND ON THE LOT ACCORDING TO SPECIFICATIONS PRESCRIBED BY THE COUNTY OF DAVIDSON GOVERNING THE CONSTRUCTION OF SEPTIC TANKS.

(5) THAT NEITHER THE PREMISES NOR ANY PART THEREOF OF SAID PROPERTY SHALL BE SOLD, ALIENED, CONVEYED, OR DEVISED TO ANY PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT, AND*

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JOSEPH H.TALBOT, JR., AND WIFE AILENE BOMAR TALBOT, THEIR, heirs and assigns, forever, and WE do covenant with the said JOSEPH H.TALBOT, JR., AND WIFE, AILENE BOMAR TALBOT 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, IRA E.PARKER AND WIFE, IRENE C.PARKER, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said JOSEPH H.TALBOT,JR., AND WIFE, AILENE BOMAR TALBOT, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 17TH day of NOVEMBER 1944.

IRA E.PARKER
IRENE C.PARKER

* THAT NO PERSON OR PERSONS 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 ARRICAN BLOOD OR DESCENT FROM LIVING ON SAID PREMISES IN THE CAPACITY OF SERVANTS.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JNO.E.CALDWELL, a Notary Public in and for said County and State, the within-named IRA E.PARKER AND WIFE, IRENE C.PARKER, 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 acknowledged the execution of the said instrument to have been done by X 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 17TH day of NOVEMBER, 1944.

Commission Expires ~~day of~~ 7/10/'46 ~~, 19~~ (Seal) JNO.E.CALDWELL, Notary Public.

U.S.R.S. $2.20.
RECD NOV. 29, 1944 AT 8:25 A.M.