Book No. 1320

For and in consideration of the sum of TWENTY THREE THOUSAND ($23,000.00) AND NO/100 DOLLARS CASH IN HAND PAID BY W. T. CORLEY, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I. ALFORD, TRUSTEE PURSUANT TO THE POWER AND AUTHORITY VESTED IN ME BY DEED OF RECORD IN BOOK 1086, PAGE 240, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND I. ALFORD AND WIFE, SARAH B. ALFORD, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID W. T. CORLEY, HIS HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS NOS. 1, 2, 3, 4, 5, 11 AND 12 OF BLOCK NO. 1 AND LOT NO. 10 OF BLOCK NO. 2 ON THE PLAN OF DABBS AND ELLIOTT'S SUBDIVISION NO. 1, OLD HICKORY TENNESSEE, AS OF RECORD IN BOOK 547, PAGE 97, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOTS NOS. 1, 2 AND 3 FRONT TOGETHER 150 FEET ON THE SOUTHWESTERLY SIDE OF ELLIOTT AVENUE AND RUN BACK BETWEEN PARALLEL LINES, WITH THE NORTHWESTERLY MARGIN OF 22ND STREET, 100 FEET TO A DEAD LINE.
SAID LOTS NOS. 4 AND 5 FRONT TOGETHER 100 FEET ON THE NORTHWESTERLY SIDE OF 22ND STREET AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.
SAID LOTS NOS. 11 AND 12 FRONT TOGETHER 50 FEET ON THE NORTHEASTERLY SIDE OF CONCRETE DRIVE AND RUN BACK BETWEEN PARALLEL LINES, WITH THE NORTHWESTERLY MARGIN OF 22ND STREET, 120 FEET TO AN ALLEY.
SAID LOT NO. 10 FRONTS 25 FEET ON THE NORTHEASTERLY SIDE OF CONCRETE DRIVE AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE SOUTHEASTERLY MARGIN OF 22ND STREET, 120 FEET TO AN ALLEY.
SAID LOTS NOS. 1, 2, 3, 4 AND 5 BEING PART OF THE PROPERTY CONVEYED TO I. ALFORD, TRUSTEE, BY DEED FROM THRIFT REALTY COMPANY, OF RECORD IN BOOK 1086, PAGE 240;
SAID LOTS NOS. 11 AND 12 BEING THE SAME PROPERTY CONVEYED TO I. ALFORD AND WIFE, SARAH B. ALFORD, BY DEED FROM SIDNEY AVERBUCH AND WIFE, OF RECORD IN BOOK 1272, PAGE 620; AND SAID LOT NO. 10 BEING THE SAME PROPERTY CONVEYED TO MRS. SARAH ALFORD BY DEED FROM A. M. MAYS AND WIFE, OF RECORD IN BOOK 712, PAGE 271, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENT FOR SEWER AS SET OUT IN THE DEED FROM A. H. DABBS AND WIFE TO I. ALFORD, OF RECORD IN BOOK 777, PAGE 654, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAXES FOR 1945 ASSUMED BY 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. T. CORLEY, HIS, heirs and assigns, forever, and WE do covenant with the said W. T. CORLEY 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 W. T. CORLEY, HIS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 1ST day of MAY 19 45

I. ALFORD, TRUSTEE
I. ALFORD
SARAH B. ALFORD

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, WADE SAIN a Notary Public in and for said County and State, the within-named I. ALFORD, TRUSTEE AND INDIVIDUALLY AND WIFE, SARAH B. ALFORD the bargainors, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

MRS 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 8TH day of MAY, 1945
My Commission Expires 8th day of APRIL, 1948 (Seal.) WADE SAIN
Notary Public.

RECEIVED MAY 9, 1945 AT 2:41 P.M. - USR$ $25.30 - DG

Book No. 1320

For and in consideration of the sum of ONE & NO/100 DOLLARS CASH IN HAND PAID, AND ALL OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN W. ANDERSON AND WIFE, CLARA W. ANDERSON HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JERE BAXTER YATES AND WIFE, ANNIE YATES, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS:
LOTS NO. 118 AND 119 OF AN UNRECORDED PLAN, IN BLOCK NO. 13 OF A RECORDED PLAN IN BOOK 1130, PAGE 37 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENN., KNOWN AS THE ANDERSON ESTATES. AND BEING A PART OF THE SAME PROPERTY CONVEYED TO JOHN W. ANDERSON BY THE ANDERSON LAND & IMPROVEMENT CO., AS OF RECORD IN BOOK 1181, PAGE 342 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENN., SUBJECT TO THE CONDITIONS AND RESTRICTIONS CONTAINED IN THE SAID DEED. SUCH RESTRICTIONS ARE AS FOLLOWS:
NO. 1, 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 CONVEYANCE DOES NOT PRECLUDE OR PROHIBIT PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON SAID PREMISES IN THE CAPACITY OF SERVANTS.
NO. 2, NO DWELLING HOUSE SHALL BE CONSTRUCTED ON SAID PROPERTY AT A COST OF LESS THAN TWO THOUSAND ($2,000.00) DOLLARS
NO. 3, THE FOREGOING STIPULATIONS, COVENANTS AND CONDITIONS ARE AND SHALL BE BINDING AND OBLIGATORY UPON, AND SHALL BE OBSERVED BY THE SAID GRANTEE AND HEIRS, DEVISEES OR ASSIGNS, UNTIL THE FIRST 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 ANY 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.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JERE BAXTER YATES AND ANNIE YATES, THEIR, heirs and assigns, forever, and WE do covenant with the said JERE BAXTER YATES AND ANNIE YATES 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 JERE BAXTER YATES AND ANNIE YATES, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 2ND day of AUGUST 19 43

JOHN W. ANDERSON
CLARA W. ANDERSON

HUMPHREYS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ALLEN MURPHREE a Notary Public in and for said County and State, the within-named JOHN W. ANDERSON AND CLARA W. ANDERSON the bargainors, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

MRS 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.

SYCAMORE LANDING

Witness my hand and official seal at Nashville, Tennessee, this 2ND day of AUGUST, 19 43
My Commission Expires --- day of --, 19 = (Seal.) ALLEN MURPHREE
Notary Public.

RECEIVED MAY 9, 1945 AT 9:59 A.M. - USR$ 8.55 - DG