554 NUMBER 28166 RECORDED JUNE 16, 1945.
JOHN U.WILSON, ET UX., TO E.E.HOSSE, ET UX.

Book No. 1320

For and in consideration of the sum of ONE THOUSAND THIRTY-FIVE ($1,035.38) AND 38/100 DOLLARS CASH IN HAND PAID BY E.E.HOSSE AND WIFE, ELLA MAI HOSSE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, JOHN U.WILSON AND WIFE, LOUISE WILSON HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID E.E.HOSSE AND WIFE, ELLA MAI HOSSE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING PART OF LOT NO.20 OF BLOCK "L" ON THE MAP OF WHITLAND REALTY COMPANY'S SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 141, REGISTERS OFFICE FOR SAID COUNTY, BEING LOT NO.5 AND DESCRIBED ACCORDING TO A BLUE PRINT OF RE-SUBDIVISION OF SAID LOT NO.20, AS FOLLOWS:

BEGINNING IN THE CENTER LINE OF WILSON, FORMERLY BOSLEY, AVENUE, AT THE SOUTHWEST CORNER OF LOT NO.20; THENCE WITH THE SOUTHERLY LINE OF SAID LOT NO.20, EASTWARDLY 242 FEET, MORE OR LESS, TO THE WESTERLY LINE OF MURRAY B. DAVIS PROPERTY; THENCE WITH DAVIS WEST LINE NORTHWARDLY 80 FEET; THENCE WESTWARDLY 265 FEET, MORE OR LESS, TO THE CENTER LINE OF WILSON AVENUE; THENCE WITH CENTER LINE OF SAME SOUTHWARDLY 82½ FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO JOHN U.WILSON BY DEED FROM JAMES T. GRANBERY AND WIFE, OF RECORD IN BOOK 1290, PAGE 616, SAID REGISTERS OFFICE.

AND FOR THE CONSIDERATION AFORESAID IT IS AGREED BY AND BETWEEN THE PARTIES HERETO THAT THE FOLLOWING RESTRICTIVE COVENANTS SHALL RUN WITH SAID LAND AND BE BINDING UPON THE VENDEES AND ALL SUCCESSORS IN THE TITLE FOR A PERIOD OF TWENTY YEARS FROM THE DATE HEREOF, AS FOLLOWS:

1. THAT SAID LAND SHALL BE USED FOR RESIDENCE PURPOSES ONLY AND ANY BUILDING ERECTED ON SAID LAND SHALL BE OCCUPIED BY ONLY ONE FAMILY.

2. THAT ANY RESIDENCE ERECTED ON SAID LAND SHALL COST NOT LESS THAN $10,000.00 AT A REASONABLE ESTIMATE.

TAXES FOR 1945, ASSUMED BY PURCHASERS.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said E.E.HOSSE AND WIFE, ELLA MAI HOSSE, THEIR, heirs and assigns, forever, and WE do covenant with the said E.E.HOSSE AND WIFE, ELLA MAI HOSSE 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 E.E.HOSSE AND WIFE, ELLA MAI HOSSE, THEIR, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 4TH day of JUNE, 1945.

JOHN U.WILSON

LOUISE WILSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, DODSON BATSON a Notary Public in and for said County and State, the within-named JOHN U.WILSON AND WIFE, LOUISE WILSON, 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 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 7 day of JUNE, 1945.
Commission Expires [illegible] day of [illegible] 19[illegible] (Seal.) DODSON BATSON, Notary Public.

U.S.R.S. $5.50.
RECD JUNE 15, 1945 AT 12:39 P M

555 NUMBER 28212 RECORDED JUNE 16, 1945.
EDITH DOWNEY TO LEONARD L.PEARCE, ET UX.

10034

Book No. 1320

For and in consideration of the sum of FOUR THOUSAND SEVEN HUNDRED FIFTY AND NO/100 - ($4,750.00) - - DOLLARS CASH IN HAND PAID BY LEONARD L.PEARCE AND WIFE, CLECAN ADAMS PEARCE, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I, EDITH DOWNEY, UNMARRIED, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID LEONARD L.PEARCE AND WIFE, CLECAN ADAMS PEARCE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE EASTERLY 50 FEET OF LOT NO.601 OF BLOCK 30 ON THE MAP OF THE CHARLOTTE PARK ADDITION, OF RECORD IN BOOK 57, PAGE 103, REGISTERS OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT NO.601 FRONTS 50 FEET ON THE NORTHERLY SIDE OF WYOMING AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, ALONG THE WESTERLY MARGIN OF 47TH AVENUE NORTH, 150 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO EDITH DOWNEY BY DEED FROM H.E.HINES AND WIFE, OF RECORD IN BOOK 1279, PAGE 303, SAID REGISTERS OFFICE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said LEONARD L.PEARCE AND WIFE, CLECAN ADAMS PEARCE, THEIR, heirs and assigns, forever, and I do covenant with the said LEONARD L.PEARCE AND WIFE, CLECAN ADAMS PEARCE 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. EXCEPT TAXES FOR 1945 WHICH HAVE BEEN PRO-RATED AND ASSUMED BY THE GRANTEES.

And I, EDITH DOWNEY, UNMARRIED do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said LEONARD L.PEARCE AND WIFE, CLECAN ADAMS PEARCE, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 12TH day of JUNE, 1945.

EDITH DOWNEY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JOE W.RIVES, a Notary Public in and for said County and State, the within-named EDITH DOWNEY, UNMARRIED. the bargainor, with whom I am personally acquainted, and who acknowledged that SHE 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 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 13TH day of JUNE, 1945.
Commission Expires 7TH day of JULY, 1947 (Seal.) JOE W.RIVES, Notary Public.

U.S.R.S. $5.50.
RECD JUNE 15, 1945 AT 3:32 P M