Book No. 1320

For and in consideration of the sum of - SEVEN HUNDRED AND EIGHTY FIVE 00/100 ($785.00) - DOLLARS CASH IN HAND, PAID BY ROY C.PROSSER AND WIFE, MARY MARGURITE PROSSER, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, GEO.D.WALLER AND WIFE, JULIA A.WALLER HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ROY C.PROSSER AND WIFE, MARY MARGURITE PROSSER , THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY,TENNESSEE, BEING LOT NO 1, BLOCK "G" ON THE MAP OF WOODBINE COURTS, SECTION NO.TWO, NOT OF RECORD, AND DESCRIBED ACCORDING TO A SURVEY MADE BY BLANCHARD & PARRISH, ENGINEERS, AS FOLLOWS:

SAID LOT NO. 1 LIES ON THE WESTERLY SIDE OF SIMMONS AVE. BEGINNING AT A POINT IN THE WESTERLY MARGIN OF SIMMONS AVE., BEING THE COMMON CORNER OF LOTS NO'S 1 AND 2, AND BEING 109 FEET NORTH OF THE NORTH WEST INTERSECTION OF SIMMONS AVE. AND EAST TIMMONS AVE. RUNNING THENCE WITH THE SOUTH LINE OF LOT NO.2, IN A WESTERLY DIRECTION TO THE INTERSECTION WITH THE EASTERLY LINE OF LOT NO. 38 IN THE TANKSLEY SUBDIVISION, THENCE WITH SAID EASTERLY LINE OF LOT NO.38 IN A SOUTHERLY DIRECTION A DISTANCE OF 109 FEET TO THE NORTHERLY MARGIN OF EAST TIMMONS AVE., THENCE WITH SAID MARGIN IN AN EASTERLY DIRECTION 98.9 FEET TO A CONCRETE MARKER, THE BEGINNING OF A CURVE IN THE INTERSECTION OF THE STREETS, THENCE WITH SAID CURVE IN A NORTH EASTERLY DIRECTION 79.6 FEET TO A CONCRETE MARKER IN THE MARGIN OF SIMMONS AVE. THE END OF THE CURVE, THENCE IN A NORTHERLY DIRECTION WITH THE WESTERLY MARGIN OF SIMMONS AVE. 57.9 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO GEO.D.WALLER AND WIFE, JULIA A.WALLER, BY DEED FROM JOSEPH MARTIN, TRUSTEE, OF RECORD IN BOOK 1136, PAGE 211, REGISTERS OFFICE FOR SAID COUNTY.

THE LAND HEREIN CONVEYED SHALL BE SUBJECT TO ALL THE SETBACK LINES, EASEMENTS AND RESTRICTIVE COVENANTS SHOWN ON PLAN RECORDED IN BOOK NO.1130, PAGE 39, AND RESTRICTIVE COVENANTS RECORDED IN BOOK NO.1163, PAGE 411, THE SAME AS IF REPEATED HEREIN.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said ROY C.PROSSER AND WIFE, MARY MARGURITE PROSSER, THEIR heirs and assigns, forever, and WE do covenant with the said ROY C.PROSSER AND WIFE, MARY MARGURITE PROSSER 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, GEO.D.WALLER AND WIFE, JULIA A.WALLER do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said ROY C.PROSSER AND WIFE, MARY MARGURITE PROSSER, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 12TH. day of JUNE. 1945.

GEO.D.WALLER

JULIA A.WALLER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARY MCINTYRE a Notary Public in and for said County and State, the within-named GEO.D.WALLER AND WIFE, JULIA A.WALLER 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 12 TH. day of JUNE, 1945.

Commission Expires adgust 1-9-48 aug.29 (Seal.) MARY MCINTYRE, Notary Public.

U.S.R.S. $1.10

RECD JUNE 15, 1945 AT 4:09 P M

Book No. 1320

For and in consideration of the sum of FOUR HUNDRED AND NO/100 DOLLARS ($400.00) CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, H. G. LANNOM AND WIFE LAURA B. LANNON HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID S. S. KEMP AND WIFE EDD ROATE KEMP THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS:
TRACT 3, 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, REGISTER'S OFFICE OF SAID COUNTY.
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 OF AFRICAN DESCENT. NO RESIDENCE SHALL BE ERECTED WITHIN TWENTY FIVE (25) FEET OF THE FRONT LINE OF SAID PROPERTY. THE SAID SUBDIVISION OF WHICH THE ABOVE DESCRIBED PROPERTY IS A PART AND PARCEL THEREOF IS RESTRICTED TO RESIDENCE PURPOSES ONLY, EXCEPTING LOTS FRONTING ON GALLATIN ROAD OR ANDERSON LANE, 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 OF SELLER'S ARCHITECT.
THE FOREGOING STIPULATIONS, COVENANTS AND CONDITIONS ARE AND SHALL BE BINDING AND OBLIGATORY UPON THE GRANTEE, HIS HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS AND IT SHALL BE AGREED THAT EACH AND ALL OF SAID STIPULATIONS, COVENANTS AND CONDITIONS SHALL ATTACH TO AND RUN WITH THE LAND AND SHALL BE BINDING AND OBLIGATORY UPON EACH AND EVERY PURCHASER WHO MAY NOW OR HEREAFTER, OWN, POSSESS, OCCUPY OR USE SAID PREMISES, OR ANY PART THEREOF, ALSO ANY BUILDING OR STRUCTURE THEREON UNDER ANY TENURE WHATSOEVER FOR A PERIOD OF FIFTY YEARS FROM DATE HEREOF.
THIS BEING THE SAME PROPERTY CONVEYED TO H. G. LANNOM AND WIFE, CLEMMIE LANNOM BY DEED FROM ALBERT DULING, TRUSTEE, SAME BEING OF RECORD IN BOOK 1046, PAGE 94, R.O.D.C. TENNESSEE.
SAID CLEMMIE LANNOM, WIFE OF H. G. LANNOM HAVING DIED DEC. 11, 1942, TITLE TO SUBJECT PROPERTY PASSED TO H. G. LANNOM.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said S. S. KEMP AND WIFE EDD ROATE KEMP, THEIR heirs and assigns, forever, and WE, H. G. LANNOM AND WIFE LAURA B. LANNOM do covenant with the said S. S. KEMP AND WIFE EDD ROATE KEMP 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, H. G. LANNOM AND WIFE, LAURA B. LANNOM do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said S. S. KEMP AND WIFE, EDD ROATE KEMP, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 9TH day of JUNE 1945.

H. G. LANNOM

LAURA B. LANNOM

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, JACK OAKLEY a Notary Public in and for said County and State, the within-named H. G. LANNOM AND WIFE, LAURA B. LANNOM 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 MADISON Nashville, Tennessee, this 9TH day of JUNE, 1945.

Commission Expires 16 day of APRIL, 1946 (Seal.) JACK OAKLEY Notary Public.

RECEIVED JUNE 15, 1945 AT 10:00 A.M. - USRS $.55 - DG