NUMBER 33405 RECORDED AUG 29, 1945 H.H. RICHARDSON ET UX TO JOHN H.LITTLE

Book No. 1340

For and in consideration of the sum of $365.00 THREE HUNDRED AND 65/100 ----DOLLARS CASH IN HAND PAID BY JOHN H.LITTLE, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, H.H. RICHARDSON AND WIFE, EVA RICHARDSON, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JOHN H.LITTLE, HIS 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.18 OF BLOCK "A" ON THE MAP OF RICHARDSON'S SUBDIVISION OF PART OF LOT NO.3 OF THE MARTIN LAND, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY EWELL ANDERSON, SURVEYOR, MAY 1945, AS FOLLOWS:
BEGINNING ON THE SOUTHERLY MARGIN OF RICHARDSON AVENUE AT THE CORNER OF LOTS NOS. 18 AND 19, SAID POINT BEING 66 FEET 8 INCHES EAST OF THE EASTERLY MARGIN OF THE RIGHT OF WAY OF THE L & N.R.R. ;THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWARDLY 165 FEET;THENCE EASTWARDLY 60 FEET 3 INCHES TO THE CORNER OF LOTS NOS.17 AND 18;THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTHWARDLY 165 FEET TO THE SOUTHERLY MARGIN OF RICHARDSON AVENUE;THENCE WITH SAID AVENUE, WESTWARDLY 60 FEET 3 INCHES TO THE BEGINNING.
BEING PART OF THE PROPERTY CONVEYED TO H.H. RICHARDSON BY DEED FROM T.V. ELLIS AND WIFE OF RECORD IN BOOK 1316 PAGE 371, SAID REGISTER'S OFFICE FOR SAID COUNTY.
THE ABOVE DESCRIBED PROPERTY IS SOLD AND HEREBY CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS TO WIT:
THAT THE PROPERTY SHALL NOT BE SOLD, LEASED OR RENTED TO ANY NEGRO OR PERSON OF AFRICAN DESCENT. NO RESIDENCE SHALL BE ERECTED CLOSER THAN FORTY (40) FEET OF THE FRONT LINE OF SAID PROPERTY. THE ABOVE DESCRIBED PROPERTY IS RESTRICTED TO RESIDENCES ONLY. RESIDENCES ERECTED UPON SAID PROPERTY SHALL CONTAIN NOT LESS THAN 750 SQ. FT. 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 SOME FORM OF MASONARY, BRICK, STONE, ETC. SIDING OR CLAPBOARD MAY BE USED PROVIDING SAME IS PAINTED WITH AT LEAST THREE COATS OF PAINT BEFORE BEING OCCUPIED. NO OUTSIDE TOILETS MAY BE ERECTED ON THIS PROPERTY. MINIMUM COST OF ANY RESIDENCE ERECTED ON THIS PROPERTY TO BE IN EXCESS OF $2750.00.
PURCHASER MAY BUILD A GARAGE HOUSE AND OCCUPY SAME FOR A PERIOD OF NOT MORE THAN 12 MONTHS BEYOND THE END OF THE JAPANESE WAR. SAID GARAGE HOUSE MAY NOT BE ERECTED CLOSER THAN 80 FEET OF FRONT PROPERTY LINE.

THE FOREGOING PARAGRAPH REFERS TO ALL LOTS ON THE SOUTHERLY SIDE OF RICHARDSON AVENUE EXCEPT LOTS NOS.1 AND 2. SAID LOTS CAN BE USED FOR EITHER RESIDENCE OR BUSINESS.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JOHN H. LITTLE, HIS, heirs and assigns, forever, and WE do covenant with the said JOHN H. LITTLE 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 H.H.RICHARDSON AND WIFE, EVA RICHARDSON do further covenant and bind OURSELVES, AND OUR heirs and representatives, to warrant and forever defend the title to said land to the said JOHN H.LITTLE, HIS, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 23RD day of AUGUST 1945.

H.H.RICHARDSON
EVA RICHARDSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MRS. HILMAN BARNARD a Notary Public in and for said County and State, the within-named H.H. RICHARDSON AND WIFE, EVA RICHARDSON 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 X 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 23RD day of AUGUST, 1945.

Commission Expires 8 day of JAN, 1949 (Seal) MRS. HILMAN BARNARD
Notary Public.

U.S.R.S. $1.55
REC'D AUG 28, 1945 AT 1:09 P.M.
CM

NUMBER 33546 RECORDED AUG 29, 1945 DALTON G. WRIGHT ET UX TO N.S. NICHOLS ET UX

Book No. 1340

For and in consideration of the sum of TEN THOUSAND FIVE HUNDRED DOLLARS ($10,500.00) CASH IN HAND PAID TO DALTON G. WRIGHT AND WIFE, OLLIE FELTS WRIGHT, BY N.S. NICHOLS AND WIFE, SARAH C. NICHOLS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED

WE, DALTON G. WRIGHT AND WIFE, OLLIE FELTS WRIGHT, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID N.S. NICHOLS AND WIFE, SARA C. NICHOLS,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.47 ON THE MAP OF SUTTON HILL SECTION OF MERENGO PARK, OF RECORD IN BOOK 974 PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO.47 FRONTS 75 FEET ON THE SOUTHERLY SIDE OF SUTTON HILL ROAD AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.
BEING THE SAME PROPERTY CONVEYED TO DALTON G. WRIGHT AND WIFE, OLLIE FELTS WRIGHT, BY DEED FROM E.L. KIRKPATRICK AND WIFE, OF RECORD IN BOOK 1320 PAGE 426 , SAID REGISTER'S 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 N.S. NICHOLS AND WIFE, SARA C. NICHOLS, THEIR, heirs and assigns, forever, and WE do covenant with the said N.S. NICHOLS AND WIFE, SARA C. NICHOLS 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.
TAXES FOR 1945 ARE HEREBY PRORATED AND ASSUMED BY THE BUYER

And WE, DALTON G. WRIGHT AND WIFE, OLLIE FELTS WRIGHT do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said N.S. NICHOLS AND WIFE, SARA C. NICHOLS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 20TH day of AUGUST 1945.

DALTON G. WRIGHT
OLLIE FELTS WRIGHT

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MARY RAMBO a Notary Public in and for said County and State, the within-named DALTON G. WRIGHT AND OLLIE FELTS WRIGHT 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 X 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 20TH day of AUGUST, 1945.

Commission Expires 13 day of JANUARY, 1946 (Seal) MARY RAMBO
Notary Public.

U.S.R.S. $1.55
REC'D AUG 29, 1945 AT 9:00 A.M.
CM