NUMBER 44826 RECORDED JANUARY 7, 1945.

MRS. ALICE SCRUGGES KELLY, A WIDOW, -TO- BERNARD E. BRITT, JR. ET UX

Book No. 1340

For and in consideration of the sum of SEVENTEEN HUNDRED FIFTY-FOUR AND NO/100 ($1754.00) DOLLARS, CASH IN HAND PAID BY BERNARD E. BRITT, JR., AND WIFE, MARY PROCTOR BRITT, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, MRS. ALICE SCRUGGS KELLY, WIDOW, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE SAID BERNARD E. BRITT, JR., AND WIFE, MARY PROCTOR BRITT, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

A TRACT OF LAND IN THE 7TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF A 107.22 ACRE TRACT DECREED TO MRS. ALICE SCRUGGS KELLY, A PLAN OF WHICH IS OF RECORD IN MINUTE BOOK 65, PAGES 378 AND 379, OF THE COUNTY COURT FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT IN THE CENTER LINE OF HILLSBORO ROAD, 811.3 FEET NORTH OF THE INTERSECTION OF THE CENTER LINES OF OLD HICKORY BOULEVARD AND HILLSBORO ROAD; THENCE WITH THE CENTER OF LINE OF HILLSBORO ROAD NORTH 30° 30' EAST 200 FEET; THENCE LEAVING SAID ROAD SOUTH59° 30' EAST 897.7 FEET TO A STAKE; THENCE SOUTH 30° 30' WEST 62.2 FEET TO A STAKE; THENCE NORTH 85° 27' WEST 216.2 FEET TO A STAKE; THENCE NORTH 64° 53' WEST 466.8 FEET TO A STAKE; THENCE NORTH 59° 30' WEST 240 FEET TO THE POINT OF BEGINNING, CONTAINING 3.508 ACRES.

BEING PART OF THE PROPERTY VESTED IN MRS.ALICE SCRUGGS KELLY, A WIDOW, BY DECREE OF THE COUNTY COURT FOR SAID COUNTY, OF RECORD IN MINUTE BOOK 65, PAGE 372.

THE ABOVE PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND BINDING UPON THE PRESENT PURCHASERS, THEIR HEIRS OR ASSIGNS, FOR A PERIOD OF THIRTY YEARS FROM THE DATE OF THIS DEED.

1. ANY AND ALL OF SAID PROPERTY SHALL BE USED FOR RESIDENTIAL PROPERTY ONLY, AND NO HOUSE SHALL BE ERECTED ON ANY TRACT HAVING A FRONTAGE OF LESS THAN 200 FEET AT THE FRONT LINE OF SAID LOT.
2. NO RESIDENCE, EXCLUSIVE OF THE COST OF OUTHOUSES, SHALL BE ERECTED ON SAID PROPERTY COSTING LESS THAN $7500.00, AND SUCH RESIDENCE SHALL SET BACK NOT LESS THAN 200 FEET FROM THE ROAD OR HIGHWAY ON WHICH IT FACES.
3. NO RESIDENCE ERECTED ON ANY OF SAID LAND SHALL CONTAIN LESS THAN 1200 SQUARE FEET ON THE FIRST FLOOR.
4. THAT NEITHER THE PREMISES NOR ANY PART THEREOF SAID LAND SHALL BE SOLD, ALIENED, CONVEYED OR DEVISED TO ANY PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT AND 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 PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON SAID PREMISES IN THE CAPACITY OF SERVANTS.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said BERNARD E. BRITT, JR., AND WIFE MARY PROCTOR BRITT, THEIR, heirs and assigns, forever, and I, do covenant with the said BERNARD E. BRITT, JR., AND WIFE, MARY PROCTOR BRITT, 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.

And I, MRS. ALICE SCRUGGS KELLY, WIDOW, do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said BERNARD E. BRITT, JR., AND WIFE, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hands, this 14TH day of DECEMBER 1945.

ALICE SCRUGGS KELLY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MRS. MARGARET DOYLE, a Notary Public in and for said County and State, the within-named MRS. ALICE SCRUGGS KELLY, WIDOW, 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, 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 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 14TH day of DECEMBER, 1945.

Commission Expires 12 day of APRIL, 1949. (Seal) MRS. MARGARET DOYLE Notary Public.

U.S.R.S. $2.20
REC'D. JAN. 5, 1946 AT 10:50 A.M.
N.

NUMBER 44559 RECORDED JANUARY 4, 1946.

CHARLES J. HELTON, SR ET UX TO JAMES L. HINKLE, ET UX.

Book No. 1340

For and in consideration of the sum of FIVE HUNDRED TEN ($510.00) AND NO/100 DOLLARS CASH IN HAND PAID BY JAMES L. HINKLE AND WIFE MAGGIE B. HINKLE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHARLES J. HELTON, SR. AND WIFE, MABLE W. HELTON HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JAMES L. HINKLE AND WIFE MAGGIE B. HINKLE, 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. 17 ON THE REVISED PLAN OF PART OF SUNRISE HEIGHTS, AS OF RECORD IN BOOK 974, PAGE 3, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 17 FRONTS 50 FEET ON THE NORTHERLY SIDE OF SUNRISE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING PART OF THE PROPERTY CONVEYED TO CHARLES J. HELTON, SR. AND WIFE MABLE W. HELTON BY DEED FROM LEWIS E. HALL, SR. AND WIFE, OF RECORD IN BOOK 1338, PAGE 193, 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 JAMES L. HINKLE AND WIFE MAGGIE B. HINKLE, THEIR, heirs and assigns, forever, and WE do covenant with the said JAMES L HINKLE AND WIFE MAGGIE B. HINKLE 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 JAMES L. HINKLE AND WIFE MAGGIE B. HINKLE, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 3RD day of JANUARY 1946.

CHAS. J. HELTON, SR.

MABLE W. HELTON.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E.B. WALTON a Notary Public in and for said County and State, the within-named CHARLES J. HELTON, SR. AND WIFE MABLE W. HELTON the bargainor, 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 X, 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 3 day of JANUARY, 1946

Commission Expires 5 day of APRIL, 1949. (Seal) E.B. WALTON Notary Public.

U.S.R.S. $1.10
REC'D. JAN 3, 1946 AT 10;41 A.M.
N.