NUMBER 32366

RECORDED AUGUST 13, 1945

MAMIE LEE VESTER ET AL

H. ARTHUR RICHARDS AT UX.

Book No. 1341

For and in consideration of the sum of ONE THOUSAND ($1,000.00) AND NO/100 --- -DOLLARS CASH IN HAND PAID BY H. ARTHUR RICHARDS AND WIFE ELMA P. RICHARDS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MAMIE LEE VESTER AND MRS. JESSIE FLOYD HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID H. ARTHUR RICHARDS AND WIFE ELMA P. RICHARDS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT;

BEING THE WESTERLY 100 FEET OF LOT NO. 26 ON THE MAP OF THE SUBDIVISION OF PART OF THE GREENALND TRACT, AS OF RECORD IN BOOK 421, APGE 40, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 26 FRONTS 100 FEET ON THE SOUTHERLY SIDE OF GREENLAND AVENUE AND RUNS BACK FROM THE CENTER OF SAID AVENUE 430.3 FEET ON THE WESTERLY LINE AND 440 FEET, MORE OR LESS, ON THE EASTERLY LINE TO THE SOUTHERLY LINE OF SAID SUBDIVISION, MEASURING 100 FEET THEREON.

BEING PART OF THE PROPERTY CONVEYED TO MAMIE LEE VESTER AND MRS. JESSIE FLOYD BY DEED FROM JOSEPH R. WEST, CLERK AND MASRER, OF RECORD IN BOOK 571, PAGE 554, SAID REGISTER'S OFFICE.

TAXES FOR THE YEAR 1945 TO BE ASSUMED BY THE PURCHASER. AND FOR THE CONSIDERATION AFORESAID IT IS COVENANTED AND AGREED BY AND BETWEEN THE PARTIES THERTO AS FOLLOWS.:

THAT NO DWELLING COSTING LESS THAN $3,000,00 SHALL BE ERECTED ON THE LAND HEREIN CONVEYED, AND THAT THIS COVENANT SHALL RUN WITH SAID LAND AND BE BINDING ON ALL SUBSEQUENT OWNERS THEREOF FOR A PERIOD OF THIRTY YEARS FROM THE DATE HEREOF.

AND FOR THE CONSIDERATION AFORESAID THE VENDORS AGREE THAT WHEN THE REMAINING PORTION OF SAID LOT NO 26 NOW OWNED BY THEM IS SOLD, IT SHALL LIKEWISE BE BURDENED BY THE SAME COVENANT AS HEREINABOVE SET OUT.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said H. ARTHUR RICHARDS AND WIFE ELMA P. RICHARDS, THEIR ____, heirs and assigns, forever, and WE do covenant with the said H. ARTHUR RICHARDS AND WIFE ELMA P. RICHARDS 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 H. ARTHUR RICHARDS AND WIFE ELMA P. RICHARDS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 6TH day of JULY 1945

MAMIE LEE VESTER

MRS. JESSIE FLOYD

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, WADE SAIN a Notary Public in and for said County and State, the within-named MAMIE LEE VESTER AND MRS. JESSIE FLOYD the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And XXXXXXXX wife of the said XXXXXXXXXX, having appeared before me privately and apart from husband, the said XXXXXXXXXX acknowledged the execution of the said instrument to have been done by XXXXXXXX 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 15TH day of JULY, 1945

Commission Expires 4 day of APRIL, 1948 (Seal) WADE SAIN Notary Public.

U.S.R.S. $1.10 RECD AUGUST 11, 1945 AT 8:42 AM R/H

NUMBER 32395

RECORDED AUGUST 13, 1945

JAMES BRUCE WILSON, ET UX

TO TENNESSEE COACH COMPANY

Book No. 1341

For and in consideration of the sum of FOURTEEN THOUSAND & NO/100 ($14,000.00) - - DOLLARS CASH IN HAND PAID, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES BRUCE WILSON AND WIFE, MARY WARD WILSON HAVE BARGAINED AND SOLD, ANDBY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID TENNESSEE COACH COMPANY, A CORPORATION, THEIR ASSIGNS, A CERTAIN TRACT OR P RCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS NOS. 175, 176 AND 177 ON THE PLAN OF EWING, WETMORE AND OTHERS ADDITION TO SOUTH NASHVILLE, AS OF RECORD IN BOOK 14, PAGES 202 AND 203, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS NOS. 175, 176 AND 177 FRONT 32½ FEET EACH ON THE EASTERLY SIDE OF 8TH AVENUE SOUTH, FORMERLY THE ~~FRANKLIN PIKE~~ OR SPRUCE STREET AND RUN BACK BETWEEN PARALLEL LINES, 130 FEET TO AN ALLEY, SAID LOT NO. 175 RUNNING BACK WITH THE SOUTHERLY MARGIN OF WETMORE STREET.

BEING THE SAME PROPERTY CONVEYED TO JAMES BRUCE WILSON BY DEED FROM NASHVILLE TRUST COMPANY, TRUSTEE, OF RECORD IN BOOK 1142, PAGE 459, 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 TENNESSEE COACH COMPANY, A CORPORATION THEIR ____, heirs and assigns, forever, and WE do covenant with the said TENNESSEE COACH COMPANY, A CORPORATION 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, EXCEPT THE 1945 TAXES WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEES.

And WE, JAMES BRUCE WILSON AND WIFE, MARY WARD WILSON do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said TENNESSEE COACH COMPANY, A CORPORATION, THEIR XXXXX heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 10TH day of AUGUST 1945

JAMES BRUCE WILSON

MARY WARD WILSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, HERBERT N. JORDAN a Notary Public in and for said County and State, the within-named JAMES BRUCE WILSON AND WIFE, MARY WARD 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 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 10TH day of AUGUST, 1945

Commission Expires 14 day of OCT., 1948 (Seal) HERBERT N. JORDAN Notary Public.

U.S.R.S. $15.40

RECEIVED AUGUST 11, 1945 AT 11:40 A.M.

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