NUMBER 34819 — RECORDED SEPTEMBER 17, 1945

EMILY E. MCFOLIN -TO- ALICE S. MACKENZIE

BARRELL & DOOLE BK. NASHVILLE

Book No. 1344

For and in consideration of the sum of THREE HUNDRED DOLLARS ($300.00) DOLLARS CASH IN HAND PAID TO US BY ALICE S. MACKENZIE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, EMILY E. MCFOLIN HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ALICE S. MACKENZIE HER HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: LOT NO. 1 IN THE PLAN OF WEST END PARK TERRACE, AS OF RECORD IN BOOK 547, PAGE 36, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 1 FRONTS 25 FEET ON THE NORTHERLY SIDE OF 33RD AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE WESTERLY MARGIN OF TERRACE BOULEVARD, 150 FEET TO A DEAD LINE. BEING PART OF THE PROPERTY CONVEYED TO J. ROBERT SHAWAN BY DEED OF THOMAS J. TYNE AND WIFE, OF RECORD IN BOOK 638, PAGE 40, REGISTER'S OFFICE FOR SAID COUNTY, A ONE-HALF INTEREST OF WHICH WAS CONVEYED TO ARTHUR F. WOLPERT, BY DEED OF J. ROBERT SHAWAN, OF RECORD IN BOOK 638, PAGE 73, SAID REGISTER'S OFFICE. IT IS HEREBY EXPRESSLY COVENANTED AND AGREED BY AND BETWEEN THE SAID J. ROBERT SHAWAN, ARTHUR F. WOLPERT AND THE GRANTEE ABOVE NAMED, AS FOLLOWS:

FIRST: THAT NO RESIDENCE OR DWELLING HOUSE COSTING LESS THAT $3500.00 SHALL BE ERECTED OR KEPT ON SAID LOTS. SECOND: THAT NO RESIDENCE OR DWELLING HOUSE OR OTHER STRUCTURE SHALL BE ERECTED OR KEPT ON SAID LOTS, WHOLLY OR PARTLY WITHIN 15 FEET OF THE STREET ON WHICH SAID LOTS FRONT. THIRD: THAT NEITHER THE PREMISES NOR ANY PART THEREOF 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 OR PROHIBIT PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON SAID PREMISES IN THE CAPACITY OF SERVANTS. IT IS EXPRESSLY AGREED THAT THE FOREGOING THREE STIPULATIONS, COVENANTS AND CONDITIONS SHALL ATTACH TO AND RUN WITH THE LAND, AND SHALL BE BINDING AND OBLIGATORY UPON ALL AND EVERY PERSON OR PERSONS WHO MAY NOW OR HEREAFTER OWN, POSSESS, OCCUPY OR USE SAID PREMISES OR ANY PART THEREOF, OR ANY BUILDING OR STRUCTURE THEREON, UNDER ANY TENURE WHATSOEVER.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said ALICE S. MACKENZIE, HER, heirs and assigns, forever, and I do covenant with the said ALICE S. MACKENZIE 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 EMILY E. MCFOLIN do further covenant and bind I, MYSELF heirs and representatives, to warrant and forever defend the title to said land to the said ALICE S. MACKENZIE, HER, heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this NINTH day of NOVEMBER 1940

EMILY E. MCFOLIN

MRS. GOLDA M. JOHNES

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, DELLA C. SINCLAIR a Notary Public in and for said County and State, the within-named EMILY E. MCFOLIN the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And ~~XXX~~ wife of the said, having appeared before me privately and apart from husband, the said 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 NINTH day of NOVEMBER, 1940

Commission Expires 8 day of JULY, 1944 (Seal) DELLA C. SINCLAIR Notary Public.

RECEIVED SEPTEMBER 15, 1945 AT 11:59 A.M. - USRS 3.55 - DG

NUMBER 34874 — RECORDED SEPT. 14, 1945

WALTER NEWTON CRAIG, ET UX -TO- A J LINX, JR

BARRELL & DOOLE BK. NASHVILLE

Book No. 1344

For and in consideration of the sum of ONE & 00/100 - - - - - ($1.00) - - - DOLLARS CASH IN HAND PAID BY A.J. LINX, JR., AND FOR OTHER GOOD AND VALUABLE CONSIDERATION RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, WALTER NEWTON CRAIG AND WIFE, MARGIE MAE CRAIG HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID A.J. LINX, JR., HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN THE 2ND, FORMERLY THE 3RD, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF THE OLD FRANKLIN ROAD IN OVERTON HENRY'S NORTHWEST LINE MARY JANE TAYLOR'S SOUTHEAST CORNER, BEING THE LAST LINE OF THE DOLYAR ZONE LAND, A PLAN OF WHICH IS OF RECORD IN BOOK 57, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH HER EAST LINE NORTH 2½° EAST 52 POLES MORE OR LESS TO A PLANTED STONE, A CORNER OF LOT NO. 3 ON THE PLAN OF THE W. L. SOUTH, KIMBRO TRACT, A PLAN OF WHICH IS OF RECORD IN PLAT BOOK 2, PAGE 40, OF THE CHANCERY COURT AT NASHVILLE; THENCE WITH THE LINE OF SAID LOT NO. 3, NORTH 88° EAST ABOUT 47 POLES TO A PILE OF STONE ON THE NORTH SIDE OF AN OLD ROAD; THENCE SOUTHERLY TO THE CENTER OF SAID ROAD; THENCE WITH THE CENTER OF SAID ROAD, SOUTH 58½° WEST 28 POLES SOUTH 52½° WEST 23 POLES TO THE BEGINNING, CONTAINING 15 ACRES BE THE SAME MORE OR LESS, AND INCLUDED IN THE DESCRIPTION BUT EXCLUDED THEREFROM IS THAT PORTION OF THE PROPERTY USED BY THE COUNTY OF DAVIDSON FOR THE USE OF A PUBLIC HIGHWAY KNOWN AS OLD HICKORY BOULEVARD.

BEING THE SAME PROPERTY CONVEYED TO WALTER NEWTON CRAIG BY DEED FROM MILDRED LUCILE GIBSON OF RECORD IN BOOK_____, PAGE_____, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO AN INDEBTEDNESS OF $4500.00 PRINCIPAL AND ACCRUED INTEREST THEREON OWING TO THE FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE TENNESSEE, AND FULLY DESCRIBED IN THE DEED OF TRUST FROM WALTER NEWTON CRAIG AND WIFE MARGIE MAE CRAIG, TO LOUIS P LINX, SECRETARY, TRUSTEE, OF RECORD IN BOOK 1184, PAGE 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said A. J. LINX, JR HIS, heirs and assigns, forever, and WE do covenant with the said A J LINX, JR., 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 AS HEREINABOVE SET FORTH

And WE, WALTER NEWTON CRAIG AND WIFE, MARGIE MAE CRAIG do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said A. J. LINX, JR, HIS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 12TH day of SEPTEMBER 19 45

WALTER NEWTON CRAIG

MARGIE MAE CRAIG

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ETHEL B DAVIS a Notary Public in and for said County and State, the within-named WALTER NEWTON CRAIG AND WIFE, MARGIE MAE CRAIG the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And wife of the said, having appeared before me privately and apart from husband, the said 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 12TH day of SEPTEMBER, 19 45

Commission Expires 5 day of JULY, 19 48 (Seal) ETHEL B DAVIS Notary Public.

RECEIVED SEPTEMBER 13, 1945 AT 3:15 P.M.

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