556 Number 36415
A. M. Helms, et ux

Recorded October 4, 1945
To Georgia Marie Williams

Book No. 1344

For and in consideration of the sum of One & No/100 - - - - - - - ($1.00)- - - - Dollars cash in hand paid to us by Georgia Marie Williams, the recept whereof is hereby acknowledged, and othervaluable considerations for our daughter Georgia Marie Williams, We, A. M. Helms and wife, Alice Helms, have bargained and sold, and by these presents do transfer and convey unto the said Georgia Marie Williams, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lying in the third Civil district of said County, and beginnig on a post, the sotuh-west corner of lot No. 2, heretofore conveyed to our daughter Minnie B. Hearled; thence south 56 degs and 26 ms W. 483.25 feet to a post, the sotuh-east corner of Clouse Helms' tract; thence north 0 degs and 10 ms W. 472.9 feet to a post; thence north 47 degs and 30 ms W. 208.8 feet to a post; thence north 30 degs and 54 ms E. 358 feet to a post; thence south 31 degs and o5 ms E 763 feet to the beginning. And being lot No. 3 on the plan of Blue Fields, as surveyed and revised by S. M. McMurray Engineering Company, which plan is of record in Book No. 843, page 34 of the Register's Office for Davidson County, Tennessee.

It is covenanted and agree by and between the parties hereto that none of said premises shall be sold, aliened, conveyed or devised to any person or persons of African blood or descent; nor shall any person or persons of African blood or descent own or acquire title thereto, either in fee or otherwise, or occupy same as tenant or lessee or otherwise, except this covenant does not preclude or probibit any person or persons of African blood or descent living on the premises in the capacity of servant.

This conveyance is made with the further understanding that no part of the property conveyed is to be sold, aliened or devised by the conveyee without the consent of the conveyors, until the youngest child of the said Georgia Marie Williams attains the age of twenty-one years, unless such conveyance is joind by the said A. M. Helms. There shall be 20 ft. road through north part of this property as surveyed by McMurray Engineering Co.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Georgia Marie Williams her, heirs and assigns, forever, and we do covenant with the said Georgia Marie Williams 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, the said A. M. Helms and wife, Alice Helms do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Georgia Marie Williams, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands, this second day of June, 1945

A M Helms

Alice Helms

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, Neely Brown a Notary Public in and for said County and State, the within-named A M Helms and wife Alice Helms the bargainors, 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 2 day of June, 1945

Commission Expires 7-9-45 (Seal) Neely Brown Notary Public.

Received October 3, 1945 at 9:18 A M

NUMBER 36113 RECORDED SEPT 29, 1945 O'VAUGHNHAMMONS GAYDEN ET AL TO WALTER E. DUNCAN ET UX

557

Book No. 1344

For and in consideration of the sum of ($5.00) FIVE AND 00/100 - - - - - - - -DOLLARS CASH, AND OTHER GOOD AND VALUABLE CONSIDERATIONS PAID BY WALTER E. DUNCAN AND WIFE, GLADYS MCANDREW DUNCAN, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. WE, O'VAUGHAN HAMMONS GAYDEN AND HUSBAND L.RUBEN GAYDEN HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID WALTER E. DUNCAN AND WIFE, GLADYS MCANDREW DUNCAN 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 25 FEET OF LOT NUMBER 24 AND THE EASTERLY 110 FEET OF LOT NUMBER 25 ON THE PLAN OF HILLSBORO HEIGHTS, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY W.B. SOUTHGATE, ENGINEER, MAY 1910 AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF HAMPTON AVENUE AT A POINT 575 FEET WEST OF THE CENTER LINE OF 23RD AVENUE SOUTH; THENCE WITH THE SOUTHERLY MARGIN OF HAMPTON AVENUE, WESTWARDLY 135 FEET; THENCE SOUTHWARDLY AND PARALLEL WITH THE LINE BETWEEN LOTS 24 AND 25, 343 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF LOT 33; THENCE WITH THE NORTHERLY LINE OF LOTS NUMBERS 33 AND 34 EASTWARDLY 135 FEET; THENCE NORTHWARDLY 342.5 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO O'VAUGHAN HAMMONS GAYDEN BY DEED FROM JANE G. HUTSON AND HUSBAND, OF RECORD IN BOOK 1082 PAGE 348 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LAND IS CONVEYED SUBJECT TO THE RESTRICTIVE COVENANTS CONTAINED IN AGREEMENT OF RECORD IN BOOK 662 PAGE 807 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 1925, ALSO THE RESTRICTIVE COVENANTS CONTAINED IN DEED FROM LOIETTE HAMPTON HUME ET AL., TO JANE G. HUTSON OF RECORD IN BOOK 998 PAGE 98, OF THE 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 WALTER E. DUNCAN AND WIFE, GLADYS MCANDREW DUNCAN, THEIR, heirs and assigns, forever, and WE do covenant with the said WALTER E. DUNCAN AND WIFE, GLADYS MCANDREW DUNCAN 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 BY THE STATE AND COUNTY TAXES FOR THE YEAR 1945, WHICH HAVE BEEN PRORATED AS OF OCTOBER 1, 1945 AND ASSUMED BY PURCHASERS.

And WE, O'VAUGHAN HAMMONS GAYDEN AND HUSBAND L.RUBEN GAYDEN do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said WALTER E. DUNCAN AND WIFE GLADYS MCANDREW DUNCAN THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 24TH day of SEPTEMBER 1945.

O'VAUGHAN HAMMONS GAYDEN
L.RUBEN GAYDEN

STATE OF TENNESSEE, DAVIDSON COUNTY. ALABAMA MONTGOMERY

Personally appeared before me, CATHERINE H. WATKINS a Notary Public in and for said County and State, the within-named O'VAUGHAN HAMMONS GAYDEN AND HUSBAND L.RUBEN GAYDEN the bargainors, 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. MONTGOMERY, ALABAMA

Witness my hand and official seal at Nashville, Tennessee, this 25TH day of SEPTEMBER, 1945.

Commission Expires 24 day of JULY, 1949 (Seal) CATHERINE H.WATKINS Notary Public.

U.S.R.S. $22.00
REC'D SEPT 29, 1945 AT 11:15 A.M.
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