NUMBER 47073 RECORDED JANUARY 29, 1946

ALVIN C. SLATON ET UX -TO- OWEN F. CAMPION ET UX

STEVE MARSHALL & SONS CO. NASHVILLE

Book No. 1349

For and in consideration of the sum of FIVE AND NO/100 ($5.00) DOLLARS CASH IN HAND PAID BY OWEN F. CAMPION AND WIFE, FRANCES B. CAMPION, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. WE, ALVIN C. SLATON AND WIFE, ROSANAH O. SLATON HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID OWEN F. CAMPION AND WIFE FRANCES B. CAMPION, THEIR 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. 10 AND THE EASTERLY HALF OD LOT NO. 11 OF BLOCK "H" ON THE PLAN OF CHEROKEE PARK, SECOND SECTION, AS OF RECORD IN BOOK 547, PAGES 175 AND 176, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 10 AND PART OF LOT NO. 11 FRONT TOGETHER 90 FEET ON THE SOUTHERLY SIDE OF CAMBRIDGE AVENUE AND RUN BACK 146.57 FEET ON THE EASTERLY LINE AND 139.66 FEET MORE OR LESS ON THE WESTERLY LINE TO A DEAD LINE, MEASURING 90.27 FEET THEREON. SAID LOT NO. 10 BEING THE SAME PROPERTY CONVEYED TO ALVIN C. SLATON AND WIFE, ROSANAH O. SLATON, BY DEED FROM GEORGE A. PATTON AND WIFE, OF RECORD IN BOOK 1218, PAGE 497, AND SAID PART OF LOT NO. 11 BEING THE SAME PROPERTY CONVEYED TO ALVIN C. SLATON AND WIFE ROSANAH O. SLATON, BY DEED FROM P. F. MOORE AND WIFE OF RECORD IN BOOK 1216, PAGE 503, SAID REGISTER'S OFFICE.
THE ABOVE DESCRIBED PROPERTY IS CONVEYED TO UNTO THE SAID OWEN F. CAMPION AND WIFE FRANCES B. CAMPION SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN BOOK 819, PAGE 130, AND BOOK 819, PAGE 116, 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 OWEN F. CAMPION AND WIFE FRANCES B. CAMPION, THEIR heirs and assigns, forever, and WE do covenant with the said OWEN F. CAMPION AND WIFE FRANCES B. CAMPION 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 HEREINBEFORE SET OUT, AND TAXES FOR 1946 WHICH ARE ASSUMED BY THE PURCHASERS, THE SAME HAVING BEEN PRORATED AS OF DATE HEREOF.

And WE, ALVIN C. SLATON AND WIFE ROSANAH O. SLATON do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said OWEN F. CAMPION AND WIFE FRANCES B. CAMPION, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 26TH day of JANUARY 1946

ALVIN C. SLATON

ROSANAH O. SLATON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LOUISE SOWELL a Notary Public in and for said County and State, the within-named ALVIN C. SLATON AND WIFE ROSANAH O. SLATON the bargainors, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And XXX 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 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 28TH day of JANUARY, 1946

Commission Expires 9 day of JULY, 1949 (Seal) LOUISE SOWELL Notary Public.

RECEIVED JAN. 29, 1946 AT 11:07 A.M. - USRS $8.80 - DG

NUMBER 46972 RECORDED JAN. 29, 1946.

ALBERT DULING, TRUSTEE, -TO- E.M. CHEEK

STEVE MARSHALL & SONS CO. NASHVILLE

Book No. 1349

For and in consideration of the sum of TEN ($10.00) AND NO/100 DOLLARS, CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED; I, ALBERT DULING, TRUSTEE, PURSUANT TO THE AUTHORITY VESTED IN ME BY THE TRUST, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID E.M. CHEEK HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT;

TRACT 19, BLOCK B, OF WOODLAWN ESTATES, A SUB-DIVISION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, A PLAT OF WHICH SUB-DIVISION IS OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE OF SAID COUNTY.

THE PROPERTY IS SOLD AND HEREBY CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, TO WIT;

THAT THE SAID PROPERTY SHALL NOT BE SOLD, LEASED, OR RENTED TO ANY NEGRO OR PERSON OF AFRICAN DESCENT. NO RESIDENCE SHALL BE ERECTED WITHIN TWENTY-FIVE (25) FEET OF THE FRONT LINE OF SAID PROPERTY. THE SAID SUB-DIVISION OF WHICH THE ABOVE DESCRIBED PROPERTY IS A PART AND PARCEL THEREOF, IS RESTRICTED TO RESIDENCE PURPOSES ONLY, EXCEPTING LOTS FRONTING ON GALLATIN PIKE OR ANDERSON LANE, UPON WHICH EITHER RESIDENCES OR BUSINESS STORES MAY BE CONSTRUCTED. RESIDENCES ERECTED UPON SUCH PROPERTY SHALL CONTAIN NOT LESS THAN 450 SQUARE FEET 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 BRICK, STUCCO OR SIDING. IF SIDING, IT SHALL BE PAINTED WITH NOT LESS THAN TWO COATS OF PAINT BEFORE BEING OCCUPIED. NO OUTSIDE TOILETS MAY BE ERECTED ON THE PROPERTY. PLANS FOR ANY BUILDING TO BE CONSTRUCTED ON SAID PROPERTY, COSTING LESS THAN $1,000.00 MUST BE APPROVED BY THE SELLER OR SELLER'S ARCHITECT.
THE FOREGOING STIPULATIONS, COVENANTS AND CONDITIONS ARE AND SHALL BE BINDING AND OBLIGATORY UPON THE GRANTEE, HIS HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS AND IT SHALL BE AGREED THAT EACH AND ALL OF SAID STIPULATIONS, COVENANTS AND CONDITIONS SHALL ATTACH TO AND RUN WITH THE LAND AND SHALL BE BINDING AND OBLIGATORY UPON EACH AND EVERY PURCHASER WHO MAY NOW OR HEREAFTER OWN, POSSESS, OCCUPY OR USE SAID PREMISES, OR ANY PART THEREOF, ALSO ANY BUILDING OR STRUCTURE THEREON UNDER ANY TENURE WHATSOEVER FOR A PERIOD OF FIFTY YEARS FROM DATE HEREOF.

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

Witness MY hand, this 13 day of OCTOBER 1937.

ALBERT DULING, TRUSTEE.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, ANNA LOUISE MILLS, a Notary Public in and for said County and State, the within-named ALBERT DULING, TRUSTEE the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

And X, having appeared before me privately and apart from husband X, 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 20TH day of OCTOBER, 1937.

Commission Expires 17 day of OCT. 1939. (Seal) ANNA LOUISE MILLS, Notary Public.

U.S.R.S. 050
RECEIVED JAN. 28, 1946 AT 2;06 P.M.
N.