Book No. 1371

For and in consideration of the sum of THREE THOUSAND, SEVEN HUNDRED, FIFTY 3750.00 DOLLARS CASH IN HAND PAID BY BURT WARREN AND WIFE LULA WARREN, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED WE S. D. DUGGER AND WIFE EFFIE DUGGER HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID BURT WARREN AND WIFE LULA WARREN 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 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE BEING PART OF LOT NO. 1 ON THE MAP OF THE LANDS OF GIDEON HARRIS, DECEASED, AS OF RECORD IN MINUTE BOOK "J", PAGES 232 AND 233, OF THE COUNTY COURT FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A CORY OF A SURVEY THEREOF MADE FEB. 6, 1946, BY LEWIS D. J JUSTICE, SURVEYOR, AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTER LINE OF EATON'S CREEK, AT THE SOUTHEAST CORNER OF THE LANDS OF HOLT; THENCE UP SAID EATON'S CREEK AS FOLLOWS: SOUTH 29° 10' EAST 239 FEET, SOUTH 40° EAST 100 FEET, SOUTH 14° EAST 72 FEET, SOUTH 39° 50' EAST 250 FEET, SOUTH 20° 30' EAST 427 FEET, SOUTH 21° EAST 143 FEET TO A POINT IN THE LINE OF THE LAND OF E. R. RUTHERFORD; THENCE ALONG RUTHERFORD'S LINE AS FOLLOWS: SOUTH 63° 10' WEST 189.5 FEET TO A POST, SOUTH 36° 40' WEST 123 FEET TO A CEDAR, SOUTH 10° 15' WEST 157 FEET TO A POST, SOUTH 49° 40' WEST 97 FEET TO A POST, SOUTH 84° 05' WEST 273 FEET TO A POST, SOUTH 84° 30' WEST 268 FEET TO A POST, NORTH 52° WEST 172 FEET TO AN ELM, NORTH 61° 30' WEST 496 FEET TO A POST, NORTH 42° 05' WEST 375 FEET TO A POST, NORTH 46° 40' WEST 93 FEET TO A MAPLE, NORTH 44° 30' WEST 465 FEET TO A POST IN THE LINE OF THE HAZELWOOD PROPERTY; THENCE WITH THE HAZELWOOD LINE AS FOLLOWS: NORTH 26° 10' EAST 306 FEET TO A CEDAR, NORTH 23° EAST 306 FEET TO AN ELM; NORTH 16° 50' EAST 525 FEET TO A POST AT THE CORNER OF A TRACT OF 9.4 ACRES CONVEYED TO JOSEPH GOODWIN BY DEED FROM H. E. RIDDLE AND WIFE, OF RECORD IN BOOK 774, PAGE 29, REGISTERS OFFICE FOR SAID COUNTY, WHICH PROPERTY IS NOW OWNED BY BILLINGTON; THENCE ALONG THE LINE OF SAID 9.4 ACRE TRACT AS FOLLOWS: SOUTH 40° 20' EAST 85 FEET TO A HICKORY, SOUTH 15° 15' EAST 304 FEET TO A STAKE; SOUTH 71° EAST 152 FEET TO A POST, SOUTH 78° 30' EAST 259 FEET TO A POST, NORTH 22° 15' EAST 400 FEET TO A POST; NORTH 53° 50' EAST 132 FEET TO A STAKE IN HOLT'S LINE; THENCE WITH HOLT'S LINE, SOUTH 30° 20' EAST 740 FEET TO A POST AND NORTH 56° EAST 79 FEET TO THE POINT OF BEGINNING, CONTAINING 64.12 ACRES, MORE OR LESS, BEING PROPERTY CONVEYED TO S. D. DUGGER AND WIFE EFFIE DUGGER, BY TWO DEEDS, ONE FROM H. E. RIDDEE AND WIFE, OF RECORD IN BOOK 869, PAGE 247, AND THE OTHER FROM E. R. RUTHERFORD AND WIFE, OF RECORD IN BOOK 1092, PAGE 345, SAID REGISTER'S OFFICE.

*55° WEST 143 FEET TO AN ELM, NORTH

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said BURT WARREN AND WIFE LULA WARREN AND THEIR, heirs and assigns, forever, and WE do covenant with the said BURT WARREN AND WIFE LULA WARREN 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, S. D. DUGGER AND WIFE EFFIE DUGGER do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said BURT WARREN AND WIFE LULA WARREN, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 16 day of FEBRUARY 1946.

S. D. DUGGER
EFFIE DUGGER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, THOS. M. PRITCHETT a Notary Public in and for said County and State, the within-named S. D. DUGGER AND EFFIE DUGGER the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

XXXXXX wife of the said XXXXXXXXXXXXX, having appeared before me privately and apart from husband, the said XXXXXXXXXXX acknowledged the execution of said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from XXXXXXX said husband and for the purposes therein XXXXXXXX

Witness my hand and official seal at Nashville, Tennessee, this 16TH day of FEBRUARY, 1946

Commission Expires 9 day of JULY, 1946 (Seal) THOS. M. PRITCHETT
Notary Public.

U.S.R.S $4.40
RECEIVED FEBRUARY 20, 1946 AT 2:24 P.M. MB

Book No. 1371

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: WE, WILEY KEITH AND WIFE, LOUISE KEITH HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID R. B. WIDICK HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 3, BLOCK A. OF OVERLOOK 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 105, 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 SUBDIVISION OF WHICH THE ABOVE DESCRIBED PROPERTY IS A PART AND PARCEL THEREOF, IS RESTRICTED TO RESIDENCE PURPOSES ONLY, EXCEPTING LOTS FRONT ON GALLATIN PIKE, UPON WHICH EITHER RESIDENCES OR BUSINESS STORES MAY BE CONSTRUCTED. RESIDENCE ERECTED UPON SAID 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 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.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said R. B. WIDICK HIS, heirs and assigns, forever, and WE do covenant with the said R. B. WIDICK 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, WILEY KEITH AND WIFE, LOUISE KEITH do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said R. B. WIDICK, HIS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 18TH day of FEBRUARY 19 41

WILEY KEITH
LOUISE KEITH

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, OVA DAVIS a Notary Public in and for said County and State, the within-named WILEY KEITH AND WIFE, LOUISE KEITH the bargainor, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And XX 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 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 18TH day of FEBRUARY, 19 41

Commission Expires 5 day of APRIL, 19 43 (Seal) OVA DAVIS
Notary Public.

U.S.R.S. 55¢
RECEIVED FEB. 21, 1946 AT 10:30 A.M.