NUMBER 55515
H. G. MCNABB, TRUSTEE

RECORDED APRIL 20, 1946
TO
JAMES R. MOORE, ET UX

Book No. 1383

For and in consideration of the sum of FIVE HUNDRED ($500.00) DOLLARS CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, H. G. MCNABB, TRUSTEE, HAVE BARGAINED AND SOLD, AND BY THESEPRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JAMES R. MOORE AND WIFE, BEULAH MAE MOORE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 50 IN THE H. G. MCNABB'S SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK 1130, PAGE 64, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 50 FRONTS 65 FT. ON THE SOUTHERLY SIDE OF DRAKE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 198 FEET TO A DEAD LINE, MEASURING 65 FEET THEREON,

BEING A PART OF THE SAME PROPERTY CONVEYED TO H. G. MCNABB, TRUSTEE, BY DEED OF RECORD IN BOOK 1316, PAGE 550, SAID REGISTER'S OFFICE.

PURCHASERS ASSUME RESTRICTIONS OF RECORD IN BOOK 1312, PAGE 626, SAID REGISTER'S OFFICE, AND TAXES FOR THE YEAR 1946.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JAMES R. MOORE AND WIFE, BEULAH MAE MOORE THEIR, heirs and assigns, forever, and I do covenant with the said JAMES R. MOORE AND WIFE, BEULAH MAE MOORE 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, H. G. MCNABB, TRUSTEE, do further covenant and bind MYSELF, MY SUCCESSORS, ~~(x)(x)~~ and representatives, to warrant and forever defend the title to said land to the said JAMES R. MOORE AND WIFE, BEULAH MAE MOORE THEIR ~~his~~ heirs and assigns, against the lawful claims of all persons whomsoever

Witness MY hand, this 15TH day of APRIL 1946

H. G. MCNABB TRUSTEE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, EDGAR C. ALLEN a Notary Public in and for said County and State, the within-named H. G. MCNABB, 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~~ wife of the said ~~X~~ apart from ~~X~~husband, the said ~~X~~, having appeared before ~~X~~me privately and ~~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 15TH day of APRIL, 1946

Commission Expires 8 day of JULY, 19 47 (Seal) EDGAR C. ALLEN Notary Public.

U. S. R. S. $ 0.55
Received APR 16, 1946 AT 3:01 P.M.
I. S.

NUMBER 55636 RECORDED Apr. 18, 1946
John W. Anderson to Barbara M. Earle

Book No. 1383

For and in consideration of the sum of One & no/100 dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, John W. Anderson and wife, Clara W. Anderson have bargained and sold, and by these presents do transfer and convey unto the said Barbara M. Earle, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows: Lot no. 156 of an unrecorded plan, in block no. 13 of a recorded plan in book 1130, page 37 of the Register's Office of Davidson County, Tenn., known as the Anderson Estates. And being a part of the same property conveyed to John W. Anderson by the Anderson Land & Improvement Co. as of record in book 1181 page 342 of the register's office of Davidson County, Tenn., subject to the conditions and restrictions contained in the said deed. Which restrictions are as follows: No. 1, that the premises and no part thereof shall be sold, aliened, conveyed or devised to any person of African blood or descent, and that no person of African blood or descent shall own or acquire title thereto, either in fee or otherwise, or as tenants or lessees, but this conveyance does not preclude or prohibit persons of African blood or descent from living on said premises in the capacity of servants.

No. 2, No dwelling house shall be constructed on said property at a cost of less than two thousand ($2,000.00) dollars.

No. 3. the foregoing stipulations, covenants and conditions are and shall be binding and obligatory upon, and shall be observed by the said Grantee and heirs, devisees or assigns, until the first day of January 1962. And it is expressly agreed that all and every of said stipulations, covenants and conditions attach to and run with the land, and shall be binding and obligatory upon all and every person or persons who now or thereafter own, possess, occupy and 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 Barbara M. Earle, her, heirs and assigns, forever, and we do covenant with the said Barbara M. Earle 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 Barbara M. Earle, her, heirs and assigns, against the lawful claims of all persons whomsoever

Witness our hands, this 29th day of October 1943 ~~19~~

John W. Anderson
Clara W. Anderson

Acknowledgment before county Court Clerk. Humphreys

STATE OF TENNESSEE, ~~DAVIDSON~~ COUNTY.

Personally appeared before me, Allen Murphree a Notary Public in and for said County and State, the within-named John W. Anderson and Clara W. Anderson the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

And xxxx wife of the said xxxx apart from x husband, the said , having appeared before me privately and xx 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 xxxxx.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of October, 19 43

Sycamore Landing

Commission Expires - day of -, 19 - (Seal) Allen Murphree Notary Public.

U. S. R. S. $ -
Received Apr. 17, 1946 at 12:20 P.M.