NUMBER 59267 RECORDED MAY 13, 1946

E. L. ESCUE -TO- J. L. JETTS ET UX

Book No. 1389

For and in consideration of the sum of $300.CO THREE HUNDRED AND No ONE-HUNDREDTHS DOLLARS CASH IN HAND PAID BY J.L. Jett and wife, Era Mae Jett, the receipt of which is hereby acknowledged, we, Edward L. Escue and wife, Beulah Escue, have bargained and sold, and by these presents do transfer and convey unto the said J. L. Jett and wife, Era Mae Jett, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 30, Block B, of Kennaston Estates, a subsidivision in the County of Davidson, State of Tennessee, a plat of which subdivision is of record in Book,843, page 83, Register's Office for 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 fronting on Gallatin Pike upon which either residences or business stores may be constructed. Residences 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 the 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 $1000.00 must be approved by the seller or the seller's architect.

The foregoing stipulations, covenants and conditions are and shall be binding and obligatory upon the grantees, their heirs, devises, 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 50 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 J.L. Jett and wife, Era Mae Jett, their, heirs and assigns, forever, and we do covenant with the said J.L. Jetter and wife, Era Mae Jett 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, Edward L. Escue and wife Beulah Escue do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said J.L. Jett and wife, Era Mai Jett, , their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand s, this 13th day of April 1946

Edward L. Escue

Beulah Escue

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, Mrs W.E. Nix a Notary Public in and for said County and State, the within-named Edward L. Escue & Beulan Escue

the bargainor s, 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 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 13th day of April, 1946

Commission Expires 5 day of Jan. 1948 (Seal) Mrs. W.E. Nix Notary Public.

Received May 11, 1946 at 10:01 A.M. NS
USRS $.55

NUMBER 58255 RECORDED MAY 13, 1946

MRS. LIZZIE E. WILLIAMS ----------TO------ M. F. DEMONBREUN, ET AL

Book No. 1389

For and in consideration of the sum of ($4,500.00) FORTY FIVE HUNDRED AND NO/100 DOLLARS CASH HAND PAID TO MRS. LIZZIE E. WILLIAMS (A WIDOW), THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MRS. LIZZIE E. WILLIAMS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID M. F. DEMONBREUN AND WIFE, ADA MAI DEMONBREUN, A ONE-HALF INTEREST AS TENANTS BY THE ENTIRETY, AND A ONE-HALF INTEREST TO LILLIAN EDNA DEMONBREUN, AND 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. 615 ON THE MAP OF NORTH NASHVILLE REAL ESTATE COMPANY'S PLAN OF LOTS, AS OF RECORD IN BOOK 21, PAGE 105, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 615 FRONTS 50 FEET ON THE EASTERLY SIDE OF 9TH AVENUE, NORTH, AND RUNS BACK BETWEEN PARALLEL LINES 168.5 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MRS. LIZZIE E. WILLIAMS, BY DEED FROM J. W. WALKUP, JR. AND WIFE, OF RECORD IN BOOK 531, PAGE 110, 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 M. F. DEMONBREUN AND WIFE, ADA MAI DEMONBREUN, A ONE-HALF INTEREST AS TENANTS BY THE ENTIRETY, AND A ONE-HALF INTEREST TO LILLIAN EDNA DEMONBREUN, THEIR HEIRS AND ASSIGNS, FOREVER. AND I do covenant with the said M. F. DEMONBREUN AND WIFE, ADA MAI DEMONBREUN AND LILLIAN EDNA DEMONBREUN 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, MRS. LIZZIE E. WILLIAMS do further covenant and bind MYSELF, AND MY heirs and representatives, to warrant and forever defend the title to said land to the said M. F. DEMONBREUN AND WIFE, ADA MAI DEMONBREUN AND LILLIAN EDNA DEMONBREUN AND THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 6TH day of MAY 1946

MRS. LIZZIE E. WILLIAMS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me WILLIAM P. WINTER a Notary Public in and for said County and State, the within-named MRS. LIZZIE E. WILLIAMS (A WIDOW)

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 XXXXXX, having appeared before me privately and apart from XXXX husband, the said XXX acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from XXX said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 6TH day of MAY 1946

Commission Expires XXXX 1-12 1949 (Seal) WM. P. WINTER Notary Public.

U.S.R.S. $1.95
RECEIVED MAY 11, 1946 AT 9:38 AM MDH