V R.H.

H/H.RICHARDSON,ET UX TO HARRIS E. BRILEY ET UX

Book No. 1390

For and in consideration of the sum of ($10.00 TEN AND NO/100 - - - - - DOLLARS CASH IN HAND PAID, AND OTHER VALUABLE CONSIDERATIONS,THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
WE, H.H. RICHARDSON AND WIFE, EVA RICHARDSON HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID HARRIS E. BRILEY AND WIFE, LUCILLE T. BRILEY, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING PARTS OF LOTS NOS.79 AND 80 ON THE PLAN OF THE SUBDIVISION OF THE MAPLEWOOD HOME TRACT, AS OF RECORD IN BOOK 421 PAGE 174, REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT NO.53 ON THE MAP OF LOCUST GROVE, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY ANDERSON & GEE, SURVEYORS, JANUARY 22, 1946, AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF HORSESHOE DRIVE 438 FEET, MORE OR LESS, WEST OF THE WESTERLY MARGIN OF BURRUS STREET, BEING THE CORNER OF LOTS NOS.53 AND 54; THENCE WITH THE SOUTHERLY MARGIN OF SAID DRIVE, WESTWARDLY 60 FEET TO THE CORNER OF LOTS NOS.52 AND 53;THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWARDLY 175 FEET TO THE COMMON CORNER OF LOTS NOS.44,45,52 AND 53;THENCE WITH THE LINE BETWEEN LOTS NOS.44 AND 53, EASTWARDLY 60 FEET TO THE COMMON CORNER OF LOTS NOS. 43,44,53 AND 54;THENCE WITH THE LINE BETWEEN LOTS NOS.53 AND 54, NORTHWARDLY 175 FEET TO THE BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO H.H. RICHARDSON AND WIFE, EVA RICHARDSON BY DEED FROM W.B. COCHRAN AND WIFE, OF RECORD IN BOOK 1340, PAGE 435, SAID REGISTER'S OFFICE.

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

THAT THE PROPERTY SHALL NOT BE SOLD, LEASED, OR RENTED TO ANY NEGRO OR PERSON OF AFRICAN DESCENT. NO RESIDENCE SHALL BE ERECTED CLOSER THAN 40 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. RESIDENCES ERECTED UPON SAID PROPERTY SHALL CONTAIN NOT LESS THAN 800 SQUARE FEET OF FLOOR SPACE ON THE MAIN FLOOR AND NOT SHEET METAL OR CORRUGATED IRON SHALL BE USED IN CONSTRUCTION THEREOF. ALL RESIDENCES ERECTED UPON SAID PROPERTY SHALL BE COMPLETELY FINISHED ON THE EXTERIOR IN BRICK, STONE, ASBESTOS SIDING, OR ANY OTHER APPROVED MASONRY CONSTRUCTION.

NO WOOD SIDING TO BE USED, EXCEPT FOR GABLES.

ANY DEPARTURE FROM THE ABOVE RESTRICTIONS MYST HAVE SELLER'S APPROVAL.

NO GARAGE HOUSES OR ANY FORM OF TEMPORARY LIVING QUARTERS TO BE ERECTED UPON SAID PROPERTY, AND THERE SHALL BE NO OUTSIDE TOILETS.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said HARRIS E. BRILEY AND WIFE, LUCILLE T. BRILEY,THEIR, heirs and assigns, forever, and WE do covenant with the said HARRIS E. BRILEY AND WIFE, LUCILLE T. BRILEY 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 TAXES FOR 1946 ,WHICH THE GRANTEES ASSUME.

And WE, H.H. RICHARDSON AND WIFE, EVA RICHARDSON do further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said land to the said HARRIS E. BRILEY AND WIFE, LUCILLE T. BRILEY,THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 15TH day of MAY 1946.

H.H.RICHARDSON
EVA RICHARDSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MYRTLE DAVIS a Notary Public in and for said County and State, the within-named H.H.RICHARDSON AND WIFE, EVA RICHARDSON 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, 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 23RD day of MAY, 1946.

Commission Expires 6 day of OCT, 1949 (Seal) MYRTLE DAVIS
Notary Public.

U.S.R.S.$1.10
REC'D MAY 27, 1946 AT 2:08 P.M.
CM

DAVID R. FAIN, UNMARRIED TO VOYD A. GOODING AND WIFE

V R.H.

Book No. 1390

For and in consideration of the sum of ($3000.00) THREE THOUSAND & NO/100 DOLLARS OF WHICH TWELVE HUNDRED & NO/100 ($1200.00) DOLLARS HAS BEEN PAID IN CASH, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED AND FOR THE BALANCE OF $1800.00, ASSUME A DEED OF TRUST EXECUTED BY DAVID R. FAIN, TO B. ROY KENNEDY, JR., TRUSTEE, OF RECORD IN BOOK 1359, PAGE 683, TO SECURE 20 NOTES DATED MAY 11, 1946, PAYABLE QUARTERLY; 19 FOR $60.00 EACH AND LAST NOTE FOR $660.00, INTEREST AT 6% PER ANNUM HAVING BEEN COMPUTED AND ADDED INTO THE FACT OF EACH NOTE MAKING THE FIRST FOR $87.00 AND EACH NOTE DECREASING .90¢ EACH EXCEPT THE LAST WHICH IS FOR $669.90, FINAL PAYMENT BEING MAY 11, 1951.
I, DAVID R. FAIN, UNMARRIED HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID VOYD A. GOODING AND WIFE, VERNA DEAN GOODING THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING THE EASTERLY ONE-HALF OF LOT NO. 42 ON THE MAP OF JOHN SHELBY'S SECOND ADDITION TO EDGEFIELD, NOE EAST NASHVILLE, OF RECORD IN BOOK 14, PAGES 179 AND 180, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 42 FRONTS 50 FEET ON THE SOUTH SIDE OF BOSCOBEL STREET AND RUNS BACK BETWEEN PARALLEL LINES 192 FEET MORE OR LESS TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DAVID R. FAIN, UNMARRIED, BY DEED FROM OLLIE M. MILLER, OF RECORD BOOK 1389, PAGE 546, 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 VOYD A. GOODING AND WIFE, VERNA DEAN GOODING THEIR, heirs and assigns, forever, and I do covenant with the said VOYD A. GOODING AND WIFE, VERNA DEAN GOODING 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. EXCEPT 1946 TAXES WHICH HAVE BEEN PRORATED AND ASSUMED BY THE PURCHASER.

And I, DAVID R. FAIN, UNMARRIED do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said VOYD A. GOODING AND WIFE, VERNA DEAN GOODING, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 25TH day of MAY 19 46

DAVID R. FAIN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, WILEY C. WILSON a Notary Public in and for said County and State, the within-named DAVID R. FAIN, UNMARRIED 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, 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.

Witness my hand and official seal at Nashville, Tennessee, this 25TH day of MAY, 19 46

Commission Expires 9 day of JULY, 19 46 (Seal) WILEY C. WILSON
Notary Public.

U.S.R.S. $3.30
RECEIVED MAY 25, 1946 AT 11:30 A.M.
I.S.