NUMBER 6307 RECORDED JUNE 27, 1946

IRA E. TRAVIS ET UX TO ELIZABETH TRAVIS JOHNSON & HUSBAND

Book No. 1403

For and in consideration of the sum of FIVE AND 00/100 (5.00) DOLLARS PAID BY ELIZABETH TRAVIS JOHNSON AND HUSBAND, GLENN I. JOHNSON, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, WE, IRA E. TRAVIS AND WIFE, ELMA MAY TRAVIS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ELIZABETH TRAVIS JOHNSON AND HUSBAND, GLENN I. JOHNSON, 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 7TH, FORMERLY 11TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO A SURVEY MADE BY H. B. FOWLKES, ENGINEER, IN MARCH 1946, AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF GRANNY WHITE PIKE, SAID POINT BEING 547.7 FEET SOUTH OF THE CENTER LINE OF A CULVERT WHICH IS THE NORTH - EAST CORNER OF MRS. CATHERINE BONNER NORTON'S 12 ACRE TRACT; THENCE SOUTH WITH THE CENTER LINE OF GRANNY WHITE PIKE SOUTH 7° 45' EAST 197.9 FEET, SOUTH 1° 45' EAST 2.1 FEET; THENCE WEST WITH IRA E. TRAVIS' REMAINING PROPERTY SOUTH 75° 435.6 FEET TO A STAKE; THENCE NORTH 7° 45' WEST 200 FEET TO A STAKE IN MRS. NORTON'S SOUTH LINE; THENCE EAST WITH SAID LINE NORTH 75° 435.6 FEET TO THE POINT OF BEGINNING. CONTAINING 2 ACRES, MORE OR LESS.

BEING A PART OF A 40 ACRE TRACT CONVEYED TO IRA E. TRAVIS AND WIFE, ELMA MAY TRAVIS BY DAVID H. EGAN, OF RECORD IN BOOK 1305, PAGE 505 OF REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

IT IS AGREED THAT THE FOLLOWING RESTRICTIONS SHALL BE COVENANTS RUNNING WITH THE LAND, BINDING ON THE GRANTEES, THEIR HEIRS AND ASSIGNS, FOR A PERIOD OF TWENTY YEARS FROM THIS DATE, AND ARE AS FOLLOWS;

(1) NONE OF SAID PROPERTY, NOR ANY PART THEREOF, SHALL BE SOLD, LEASED, USED, OCCUPIED OR CONVEYED TO PERSONS OTHER THAN THE CAUCASIAN RACE, EXCEPT THAT SAID PROPERTY MAY BE OCCUPIED BY MEMBERS OF OTHER RACES PROVIDED THEY ARE ACTING IN THE CAPACITY OF SERVANTS.

(2) NONE OF SAID LAND, NOR ANY PART THEREOF, SHALL BE USED FOR COMMERCIAL PURPOSES, OR AS A BUSINESS, BUT WILL BE USED SOLELY FOR RESIDENTIAL AND AGRICULTURAL PURPOSES.

(3) NO BUILDING SHALL BE ERECTED WITHIN 265 FEET OF THE CENTER LINE OF GRANNY WHITE PIKE, NOR WITHIN 50 FEET OF THE NORTH LINE OF THIS PROPERTY FOR A DISTANCE OF 400 FEET FROM GRANNY WHITE PIKE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said ELIZABETH TRAVIS JOHNSON AND HUSBAND, GLENN I. JOHNSON, THEIR heirs and assigns, forever, and WE do covenant with the said ELIZABETH TRAVIS JOHNSON AND HUSBAND, GLENN I. JOHNSON 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, IRA E. TRAVIS AND WIFE, ELMA MAY TRAVIS do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said ELIZABETH TRAVIS JOHNSON AND HUSBAND, GLENN I. JOHNSON, THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 18 day of JUNE, 1946

IRA E. TRAVIS
ELMA MAY TRAVIS

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, R. L. HAPLING a Notary Public in and for said County and State, the within-named IRA E. TRAVIS AND ELMA MAY TRAVIS

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 X freely, voluntarily, and understandingly, without X compulsion or constraint from said husband and for the purposes therein expressed:

Witness my hand and official seal at Nashville, Tennessee, this 18 day of JUNE, 1946

Commission Expires 6 day of JULY, 1948 Seal R. L. HAPLING Notary Public.

U.S.R.S. $3.30
RECEIVED JUNE 27, 1946 AT 12:30 P.M.
EK

NUMBER 6307 RECORDED JUNE 27, 1946

PAUL R. STARTUP ET AL TO DOUGLAS HAMBLEN & RAYMOND HAMBLEN

Book No. 1403

For and in consideration of the sum of ($40.00) FORTY AND NO/100 DOLLARS CASH IN HAND PAID, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, WE, PAUL R. STARTUP AND WIFE, JULICALE STARTUP, WILLIAM T. STARTUP AND WIFE, EVELYN STARTUP AND EDWARD C. STARTUP AND WIFE NEVA STARTUP HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID DOUGLAS HAMBLEN AND RAYMOND HAMBLEN, AS TENANTS IN COMMON, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: SITUATED IN THE 4TH CIVIL DISTRICT OF SAID COUNTY, ON STONES RIVER, BEING LOT NO. 164 IN BURNT ISLAND CAMP SITES SUBDIVISION, NOT OF RECORD, ACCORDING TO MAP THEREOF BY S. G. DOAK, SURVEYOR, DATED JULY 1, 1930, AND BEING PART OF THE LAND WHICH WAS CONVEYED TO PAUL R. STARTUP ET AL BY DEED FROM I. P. WRIGHT ET AL, OF RECORD IN BOOK 1274, PAGE 199, REGISTER'S OFFICE, FOR SAID COUNTY.

SAID LOT NO. 164 FRONTS TWENTY-FIVE (25') FEET ON SOUTH SIDE OF PROPOSED ROAD DESIGNATED ON SAID MAP AS BURNT ISLAND ROAD, RUNNING BACK SOUTHERLY AND BETWEEN PARALLEL LINES 220 FEET, MORE OR LESS, TO CENTER OF STONES RIVER; AND LYING ADJACENT TO AND WEST OF LOTS NOS. 160, 161, 162 AND 163 IN SAID SUBDIVISION, WHICH WERE CONVEYED TO DOUGLAS HAMBLEN AND RAYMOND HAMBLEN BY DEED FROM P. G. WRIGHT ET AL, OF RECORD IN BOOK 1261, PAGE 400, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS MADE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said DOUGLAS HAMBLEN AND RAYMOND HAMBLEN, AS TENANTS IN COMMON, THEIR heirs and assigns, forever, and WE do covenant with the said DOUGLAS HAMBLEN AND RAYMOND HAMBLEN 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.

NEVA STARTUP
WILLIAM T. STARTUP AND WIFE, EVELYN STARTUP AND EDWARD C. STARTUP AND WIFE./

And WE, PAUL R. STARTUP AND WIFE, JULICALE STARTUP, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said DOUGLAS HAMBLEN AND RAYMOND HAMBLEN THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 11TH day of APRIL, 1946

PAUL STARTUP
EVELYN STARTUP
EDWARD C. STARTUP
NEVA STARTUP
JULICALE STARTUP
WILLIAM T. STARTUP

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, C. P. MYERS a Notary Public in and for said County and State, the within-named PAUL R. STARTUP AND WIFE, JULICALE STARTUP; WILLIAM T. STARTUP AND WIFE, EVELYN STARTUP; AND EDWARD C. STARTUP AND WIFE NEVA STARTUP 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 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 16 day of APRIL, 1946

Commission Expires 27 day of APR., 1949 Seal C. P. MYERS Notary Public.

RECEIVED JUNE 27, 1946 AT 12:40 P.M.
EK