NUMBER 61651 RECORDED A.D. 19, 1946

H. C. KEPHART ET UX TO MRS. LILIAN F. HODGES A WIDOW

Book No. 1404

For and in consideration of the sum of (11,750.00) ELEVEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS CASH IN HAND PAID BY MRS. LILIAN F. HODGES RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED WE, H. C. KEPHART AND WIFE, FRIEDA G. KEPHART HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID MRS. LILIAN F. HODGES, A WIDOW HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 124 ON THE MAP OF GRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE, AS OF RECORD IN BOOK 421, PAGE 7, OF THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 124 FRONTS 80 FEET ON THE SOUTHERLY SIDE OF ESSEX AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET MORE OF LESS TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO H. C. KEPHART AND WIFE, FRIEDA G. KEPHART BY DEED FROM ETHEL HESTER HAMILTON AND HUSBAND, OF RECORD IN BOOK 1235, PAGE 522, 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 MRS. LILIAN F. HODGES, A WIDOW HER heirs and assigns, forever, and WE do covenant with the said MRS. LILIAN F. HODGES, A WIDOW 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, H. C. KEPHART AND WIFE FRIEDA G. KEPHART do further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said land to the said MRS. LILIAN F. HODGES, A WIDOW HER heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 13TH day of JULY, 19 46

H. C. KEPHART

FRIEDA G. KEPHART

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, a Notary Public in and for said County and State, the within-named H. C. KEPHART AND WIFE FRIEDA G. KEPHART the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

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

Witness my hand and official seal at Nashville, Tennessee, this 13TH day of JULY, 1946

Commission Expires 3 day of JULY, 19 50 (Seal) JEAN Y. COAD

U.S.F.S.913.20 Notary Public.

RECEIVED JULY 31, 1946 AT 11:03 A.M.
EK

NUMBER 60306 RECORDED JULY 29, 1946

CLARA J. BOGLE TO SAM C. COWAN, JR., ET UX

Book No. 1404

For and in consideration of the sum of TWO THOUSAND TWO HUNDRED FIFTY & NO/100 ($2,250.00) DOLLARS CASH IN HAND PAID BY SAM C. COWAN, JR. AND WIFE ELIZABETH W. COWAN, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, CLARA J. BOGLE, A WIDOW, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID SAM C. COWAN, JR. AND WIFE ELIZABETH W. COWAN, 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. 10 ON THE MAP OF FORREST PARK LAND IMPROVEMENT COMPANY'S SUBDIVISION, AS OF RECORD IN BOOK 151, PAGE 144, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 10 FRONTS 225 FEET ON THE NORTHERLY SIDE OF GOLF CLUB ROAD (AN UNNAMED STREET ON SAID PLAN) AND EXTENDS BACK BETWEEN LINES, 227.3 FEET ON ITS WESTERLY SIDE AND 214 FEET ON ITS EASTERLY SIDE, WITH THE WESTERLY MARGIN OF HINDMAN AVENUE, TO THE REAR LINE AND SHOWS 241.1 FEET ON THE REAR LINE.

BEING THE SAME PROPERTY WHICH WAS CONVEYED TO R. BOYD BOGLE AND WIFE, CLARA J. BOGLE, BY DEED FROM J. P. ELLIS AND WIFE, RECORDED IN BOOK 596, PAGE 115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE SAID R. BOYD BOGLE HAVING DIED IN MAY OF 1941.

TAXES FOR THE YEAR 1946 HAVE BEEN PRORATED BETWEEN THE PARTIES, SETTLEMENT MADE, AND THE PAYMENT THEREOF ASSUMED BY THE PURCHASERS.

THIS CONVEYANCE IS MADE SUBJECT TO THE COVENANTS AND RESTRICTIONS CONTAINED IN A CERTAIN AGREEMENT ENTERED INTO BETWEEN ARCH BISHOP, R. BOYD BOGLE, C. P. STREET AND CLAUDE LEE FINNEY, AND THEIR RESPECTIVE WIVES, UNDER DATE OF MARCH 5, 1941, OF RECORD IN BOOK 1196, PAGE 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE, THE AGREEMENT EXPIRING MARCH 5, 1961.

IT IS FURTHER UNDERSTOOD AND AGREED, WITHOUT WHICH THIS CONVEYANCE WOULD NOT HAVE BEEN MADE, THAT THE FOLLOWING ADDITIONAL RESTRICTIONS RUN WITH THIS LAND UNTIL JULY 1, 1966:

1. ONLY ONE RESIDENCE CAN BE ERECTED ON THE PROPERTY HEREIN CONVEYED.
2. THE RESIDENCE TO BE ERECTED ON SAID PROPERTY IS TO BE IN KEEPING WITH THE ADJOINING RESIDENCES ON GOLF CLUB ROAD AND IN NO EVENT TO COST LESS THAN $10,000.00.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said SAM C. COWAN, JR. AND WIFE ELIZABETH W. COWAN, THEIR heirs and assigns, forever, and I do covenant with the said SAM C. COWAN, JR. AND WIFE ELIZABETH W. COWAN 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, CLARA J. BOGLE do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said SAM C. COWAN, JR. AND WIFE ELIZABETH W. COWAN, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 6TH day of JULY, 1946

CLARA J. BOGLE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LITTELL ROST a Notary Public in and for said County and State, the within-named CLARA J. BOGLE, 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 wife of the said X X, having appeared before me privately and apart from X husband, the said X 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 24TH day of JULY, 1946

Commission Expires 18 day of JAN. 1949 (Seal) LITTELL ROST

Notary Public.

RECEIVED JULY 27, 1946 AT 11:10 A.M. - USRS $2.75 - EG