NUMBER 60350
N. B. LANHAM, ET UX

Book No. 1404

RECORDED AUGUST 2, 1940
JAMES L. MABRY, ET UX

For and in consideration of the sum of ($10.00) TEN AND NO/100 DOLLARS CASH IN HAND PAID JAMES L. MABRY AND WIFE JANET K. MABRY, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, L. S. LANHAM AND WIFE CATHERINE HOLT LANHAM, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID JAMES L. MABRY AND WIFE, JANET K. MABRY, THEIR 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. 108 ON THE PLAN OF THE SUBDIVISION OF THE A. V. S. ELRODSLEY 29 ACRE TRACT, AS OF RECORD IN BOOK 37, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 108 FRONTS 50 FEET ON THE NORTHERLY SIDE OF GARLAND AVENUE, AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO L. S. LANHAM AND WIFE CATHERINE HOLT LANHAM BY DEED FROM C. H. BENZ AND WIFE, OF RECORD IN BOOK 721, PAGE 15, SAID REGISTER'S OFFICE.

TAXES FOR 1940 HAVE BEEN PRORATED AND ASSUMED BY GRANTEES.

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 L. MABRY AND WIFE JANET K. MABRY, THEIR heirs and assigns, forever, and WE do covenant with the said JAMES L. MABRY AND WIFE JANET K. MABRY 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, L. S. LANHAM AND WIFE, CATHERINE HOLT LANHAM, do further covenant and bind ~~OURSELVES~~, OUR heirs and representatives, to warrant and forever defend the title to said land to the said JAMES L. MABRY AND WIFE JANET K. MABRY, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hands, this 25TH day of JULY, 1940

L. S. LANHAM

CATHERINE HOLT LANHAM

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, H. S. ALLEN a Notary Public in and for said County and State, the within-named, L. S. LANHAM AND WIFE CATHERINE HOLT LANHAM the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

~~And~~ wife of the said, having appeared before me privately and apart from husband, the said 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 JULY, 1940

Commission Expires 8 day of JAN., 1949 (Seal) H. S. ALLEN Notary Public.

RECEIVED AUGUST 2, 1940 AT 1:15 P.M. - USRS $5.05 - M.

NUMBER 60347
ALBERT DULING, TR STEE TO R. P. MINCY, ET UX

RECORDED JULY 29, 1943

Book No. 1404

For and in consideration of the Sum of $10.00 TEN AND NO/100 DOLLARS CASH IN HAND PAID, AND OTHER VALUABLE CONSIDERATIONS, THERECEIPT OF WHICH IS HEREBY ACKNOWLEDGED I, ALBERT DULING, TRUSTEE HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID R. P. MINCY AND WIFE, MARIAN MINCY 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. 5 IN BLOCK L, OF WOODLAWN ESTATES, A SUB-DIVION IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, A PLAT OF WHICH SUB-DIVISION IS OF RECORD IN BOOK 343, PAGE 32 REGISTER'S OFFICE OF SAID COUNTY.

THIS 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 SAID PROPERTY. LINE THE SAID SUB-DIVISION OF WHICH THE ABOVE DESCRIBED PROPERTY IS A PART AND PARCEL THEREOF, IS RESTRICTED TO RESIDENCE PURPOSES ONLY, EXCEPTING LOTS FRONTING ON THE 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. IF IS EXPRESSLY UNDERSTOOD THAT ANY BUILDING ERECTED ON 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 SHALL BE ERECTED ON THE PROPERTY. PLANS FOR ANY BUILDING TO BE ERECTED ON SAID PROPERTY, COSTING LESS THAN $1,000.00 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 GRANTEE, HIS HEIRS, DEVISEES, 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, OR OCCUPY OR USE SAID PREMISES, OR ANY PART THEREOF, ALSO ANY BUILDING OR STRUCTURE THEREON UNDER ANY TENURE WHATSOEVER FOR A PERIOD OF FIFTY 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 R. P. MINCY AND WIFE, MARIAN MINCY, heirs and assigns, forever, and I do covenant with the said R. P. MINCY AND WIFE, MARIAN MINCY 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, ALBERT DULING, TRUSTEE do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said R. P. MINCY AND WIFE, MARIAN MINCY THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 29TH day of OCTOBER, 1943

ALBERT DULING TRUSTEE

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, WILLIAM B. MARR a Notary Public in and for said County and State, the within-named ALBERT DULING, 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, 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 29 day of OCTOBER, 1943

Commission Expires 5 day of OCTOBER, 1945 (Seal) WILLIAM B. MARR Notary Public.

RECEIVED JULY 29, 1946 AT 10:08 A.M.
EK