NUMBER 67042 RECORDED AUGUST 2, 1946

CHARLIE L. TEASLEY ET X----------TO---H.S. VAN DEREN, JR. ET X

Book No. 1404

For and in consideration of the sum of TEN THOUSAND NINE HUNDRED AND NO/100 ($10,900.00) DOLLARS CASH IN HAND PAID BY H.S. VAN DEREN JR. AND WIFE, MARGIE C. VAN DEREN, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHARLIE L. TEASLEY AND WIFE, CHRISTINE SMITH TEASLEY, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID H.S. VAN DEREN, JR. AND WIFE, MARGIE C. VAN DEREN, 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. 13 AND THE EASTERLY 50 FEET OF LOT NO. 20 OF THE MAP OF GEORGE I. WADDEY'S SUBDIVISION CALLED "RIVER BLUFF" AS OF RECORD IN BOOK 843, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 13 FRONTS 100 FEET ON THE EASTERLY SIDE OF HEMLOCK AVENUE AND TOGETHER WITH PART OF LOT NO. 20 RUNS BACK BETWEEN PARALLEL LINES 250 FEET TO A DEAD LINE BEING THE SAME PROPERTY CONVEYED TO CHARLIE L. TEASLEY AND WIFE, CHRISTINE SMITH TEASLEY BY DEED FROM WILLIAM E. GRAY AND WIFE, OF RECORD IN BOOK 1283, PAGE 303, 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 H.S. VAN DEREN JR. AND WIFE, MARGIE C. VAN DEREN, THEIR heirs and assigns, forever, and WE do covenant with the said CHARLIE L. TEASLEY AND WIFE, CHRISTINE SMITH TEASLEY 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 1946 TAXES WHICH HAVE BEEN PRORATED AND ADJUSTED BY THE PARTIES HEREIN.

And WE, CHARLIE L. TEASLEY AND WIFE, CHRISTINE SMITH TEASLEY do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said land to the said H.S. VAN DEREN JR. AND WIFE, MARGIE C. VAN DEREN, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness OUR hand S, this 3RD day of AUGUST, 1946

CHARLIE L. TEASLEY

CHRISTINE SMITH TEASLEY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, LENORA UNDERWOOD a Notary Public in and for said County and State, the within-named CHARLIE L. TEASLEY AND WIFE, CHRISTINE SMITH TEASLEY the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

AXX 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 free, 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 3RD day of AUGUST, 1946

Commission Expires 11 day of JANUARY, 1950 (Seal) LENORA UNDERWOOD Notary Public.

U.S.R.S. $12.10

RECEIVED AUGUST 2, 1946 AT 9:08AM MDH

NUMBER 66695 RECORDED JULY 31, 1946

GEO. I. WADDEY JR----TO---LONNIE C. WILSON, ET UX.

Book No. 1404

For and in consideration of the sum of ($5.00) FIVE AND NO/100---DOLLARS AND OTHER VALUABLE CONSIDERATION PAID BY LONNIE C. WILSON AND WIFE, DIXIE L. WILSON, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND THE SAID LONNIE C. WILSON AND WIFE, DIXIE L. WILSON ASSUME AND AGREE TO PAY THE 1946 TAXES ON THE PROPERTY HEREIN CONVEYED, I, GEO. I. WADDEY, (UNMARRIED) HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID LONNIE C. WILSON AND WIFE, DIXIE L. WILSON, 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.4 IN GEO.I. WADDEY'S "RIVER BLUFF" SUBDIVISION OF THE W.N.MORGAN 18.25 ACRE TRACT, AS OF RECORD IN BOOK 843, PAGE 101, OF THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.4 FRONTS 100 FEET ON THE WEST SIDE OF HEMLOCK AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 200 FEET TO WILLIAMS FERRY ROAD. BEING PART OF THE SAME PROPERTY CONVEYED TO GEORGE I.WADDEY,JR. BY DEED FROM W.N.MORGAN AND WIFE, RECORDED IN BOOK NO. 888, PAGE 28, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ABOVE LOT IS SOLD SUBJECT TO THE FOLLOWING LIMITATIONS,RESTRICTIONS AND CONDITIONS.

1. THAT NO RESIDENCE OR DWELLING SHALL BE ERECTED ON THE ABOVE DESCRIBED PREMISES AT A COST OF LESS THAN $3000.00, AND NOT MORE THAN ONE DWELLING BE ERECTED ON SAID LOT AT ANY ONE TIME.

2. THAT NO SHOP, STORE, FACTORY, SALOON OR BUSINESS HOUSE OF ANY KIND, NO HOSPITAL, ASYLUM OR INSTITUTION OF LIKE OR KINDRED NATURE AND NO CHARITABLE,EDUCATIONAL NOR RELIGIOUS INSTITUTION SHALL BE ERECTED AND MAINTAINED ON THE PREMISES HEREBY AGREED TO BE CONVEYED, BUT THE PREMISES SHALL BE OCCUPIED AND USED FOR RESIDENTIAL PURPOSES ONLY AND NOT OTHERWISE.

3. THAT NO RESIDENCE OR DWELLING HOUSE OR OTHER STRUCTURE SHALL BE ERECTED OR KEPT ON SAID LAND, WHOLLY OR PARTLY WITHIN 50 FEET OF THE STREET ON WHICH SAID LOT FRONTS,AND ANY SUCH RESIDENCE MUST FRONT HEMLOCK AVENUE.

4. THAT NO SWINE SHALL BE KEPT ON SAID PREMISES, AND NO NUISANCE OF ANY KIND SHALL BE MAINTAINED OR ALLOWED THEREON, NOR ANY USE THEREOF MADE OR PERMITTED WHICH SHALL BE NOXIOUS OR DANGEROUS TO HEALTH.

5. THAT NEITHER THE PREMISES NOR ANY PART THEREOF SHALL BE SOLD, ALIENED,CONVEYED OR DEVISED TO ANY PERSON OR PERSONS OF AFRICAN BLOOD OR DESCENT,NOR SHALL ANY SUCH PERSONS OWN OR ACQUIRE TITLE THEREOF, EITHER IN FEE OR OTHERWISE, OR AS TENANTS OR LESSEES BUT THIS COVENANT DOES NOT PRECLUDE OR PROHIBIT PERSONS OF AFRICAN BLOOD OR DESCENT FROM LIVING ON SAID PREMISES IN THE CAPACITY OF SERVANTS.

THE FOREGOING STIPULATIONS, COVENANTS AND CONDITIONS ARE AND SHALL BE BINDING AND OBLIGATORY UPON, AND SHALL BE OBSERVED BY THE GRANTEE AND HEIRS, DEVISES AND ASSIGNS, UNTIL THE 1ST DAY OF JANUARY 1955, AND IT IS EXPRESSLY AGREED THAT ALL AND EVERY OF SAID STIPULATIONS,COVENANTS AND CONDITIONS SHALL ATTACH TO AND RUN WITH THE LAND,AND SHALL * BE BINDING AND OBLIGATORY UPON ALL AND EVERY PERSON OR PERSONS WHO MAY NOW OR HEREAFTER OWN, POSSESS, OCCUPY OR USE SAID PREMISES OR ANY PART THEREOF, OR ANY BUILDING OR STRUCTURE THEREON UNDER ANY TENURE WHATSOEVER.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said LONNIE C. WILSON AND WIFE, DIXIE L.WILSON THEIR heirs and assigns, forever, and I do covenant with the said LONNIE C. WILSON AND WIFE, DIXIE L. WILSON 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, GEO. I. WADDEY, JR. (UNMARRIED) do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said land to the said LONNIE C. WILSON AND WIFE, DIXIE L.WILSON, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 9TH day of FEBRUARY, 1946

GEO. I. WADDEY,JR.

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, C.B. TUCKER a Notary Public in and for said County and State, the within-named GEO. I. WADDEY, JR. (UNMARRIED) the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

AXXX 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 9 day of FEBRUARY, 1946

Commission Expires 7 day of OCT. 1947 Seal C.B. TUCKER Notary Public.

U.S.R.S.$1.10---RECEIVED JULY 31, 1946 AT 11:51 A.M.AC.