Book No. 1417

For and in consideration of the sum of THREE THOUSAND SEVEN HUNDRED FIFTY AND NO/100($3,750.00) DOLLARS CASH IN HAND PAID BY R.T. HART AND WIFE, BEATRICE B. HART, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KILLIAN FREY AND WIFE, JANIE PINSON FREY, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID R.T. HART AND WIFE, BEATRICE B. HART, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING THE REAR OR NORTHERLY 50 FEET OF LOT NO. 114 ON THE PLAN OF THE UNITED ELECTRIC RAILWAY'S ADDITION TO EAST NASHVILLE, AS OF RECORD IN BOOK 161, PAGE 8, OF THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT BEGINS IN THE EASTERLY MARGIN OF 19TH STREET AT A POINT 100 FEET NORTHERLY FROM THE NORTHEAST CORNER OF ASHWORTH OR EASTSIDE AVENUE, AND 19TH STREET, AND RUNNING THENCE NORTHERLY WITH SAID 19TH STREET, 50 FEET TO AN ALLEY; THENCE EASTERLY WITH SAID ALLEY, 50 FEET TO THE NORTHWEST CORNER OF LOT 113, THENCE SOUTH WITH THE SAID WESTERLY LINE OF LOT 113, 50 FEET; THENCE WESTERLY AND PARALLEL WITH SAID ALLEY, 50 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KILLIAN FREY AND WIFE, JANIE PINSON FREY, BY DEED FROM H.O.L.C. AS OF RECORD IN BOOK 1084, PAGE 329, 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 R.T. HART AND WIFE, BEATRICE B. HART, THEIR ..... , heirs and assigns, forever, and WE do covenant with the said R.T. HART AND WIFE, BEATRICE B. HART, 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, KILLIAN FREY AND WIFE, JANIE PINSON FREY, do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said R.T. HART AND WIFE, BEATRICE B. HART, THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 30TH day of AUGUST 19 46

KILLIAN FREY

JANIE PINSON FREY

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, E.B. WALTON a Notary Public in and for said County and State, the within-named KILLIAN FREY AND WIFE, JANIE PINSON FREY the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And XX wife of the said , having appeared before me privately and apart from XX 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 20 day of SEPT. 19 46

Commission Expires 5 day of APR. 19 49 (Seal) E.B. WALTON Notary Public

U.S.R.S. $1.40

RECEIVED SEPTEMBER 27, 1946 AT 10:03AM MDH

Book No. 1417

For and in consideration of the sum of $792.00 SEVEN HUNDRED NINETY TWO AND NO/100 DOLLARS CASH IN HAND PAID, 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 ROBERT L. RYMAN AND WIFE, HELEN K. RYMAN, 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. 37 ON THE PLAN OF LOCUST GROVE, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY ANDERSON AND GEE, JANUARY 22, 1946, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF HORSESHOE DRIVE AT THE CORNER OF LOTS NOS. 37 AND 38; THENCE WITH SAID DRIVE EASTWARDLY 46 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE NORTHEASTWARDLY 38 FEET TO A POINT IN THE EASTERLY MARGIN OF BURRUS STREET; THENCE WITH SAID STREET, NORTHWARDLY 151 FEET; THENCE WESTWARDLY 75.8 FEET TO THE CORNER OF LOTS NOS. 37 AND 38; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWARDLY 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 SAID 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 NO 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 OTHER APPROVED MASONRY CONSTRUCTION. NO WOOD SIDING TO BE USED EXCEPT FOR GABLES. ANY DEPARTURE FROM THE ABOVE RESTRICTIONS MUST HAVE SELLER'S APPROVAL. NO GARAGE HOUSES OR ANY FORM OF TEMPORARY LIVING QUARTERS SHALL 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 ROBERT L. RYMAN AND WIFE, HELEN K. RYMAN, THEIR ..... , heirs and assigns, forever, and WE do covenant with the said ROBERT L. RYMAN AND WIFE, HELEN K. RYMAN 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 GRANTORS ARE TO PAY.

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 the said land to the said ROBERT L. RYMAN AND WIFE, HELEN K. RYMAN, THEIR heirs and assigns, against the lawful claims of all persons whomsoever

Witness OUR hand S, this 23D day of SEPT 19 46.

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 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 25TH day of SEPT. 19 46.

Commission Expires 6 day of OCT 19 49 (Seal) MYRTLE DAVIS Notary Public

U.S.R.S. $1.10

REC'D SEPT 27, 1946 AT 3:37 P.M.

CM