K 2452

For and in consideration of the sum of $ 10.00

- - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration that the grantees agree to assume and pay the present balance of a note executed by the grantors herein, payable to Guaranty Mortgage Company, and secured by a deed of trust recorded in Book 2076, page 461, Register's Office for Davidson County, Tennessee

we, Royce L. Baird and wife, Clara Baird have bargained and sold, and by these presents do transfer and convey unto the said E. W. Baker, Sr., Leonard R. Eidson, Sr., R. L. Marlin, Ray Martin, and H. L. Ragland, Trustees of the Joywood Church of Christ their successors ~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 17 on the Map of Section One, Joywood Heights, of record in Book 1130, page 91, Register's Office for said County.

Said lot fronts 60 feet on the north side of Trinity Lane and runs back between parallel lines, 217 feet to a dead line.

Being the same property conveyed to Royce L. Baird and wife, Clara Baird by deed from Samuel Ray Burnett, unmarried, of record in Book 2011, page 399, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 1373, page 98, said Register's Office.

The above described property shall be subject to the following restriction: As a further consideration it is agreed by all concerned that those purchasing this property and who may erect any church building thereon, will, in their work and worship, use only what is ordered or required in the New Testament, either by (1) direct command, or (2) approved inspired example, or (3) necessary inference, rejecting all the inventions and devices of men, such as the use of mechanical instruments of music in connection with the worship, and of any societies other than the church of Christ, in carrying out the work of God, and to restrict its use against false teachers or those who advocate the theories of premillennialism, modernism or any other speculative teachings which are or may be causing divisions and disturbing the peace of churches of Christ. In the event of any division arising over these or any other questions which may come up, the title to this property inheres to those, whether a majority or a minority, who adhere to the requirements set forth in this deed.

R.L.B.
B.V.B.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. W. Baker, Sr., et al, Trustees of the Joywood Church of Christ their successors ~~heirs~~ and assigns, forever.

And we do covenant with the said E. W. Baker, Sr., et al, Trustees of the Joywood Church of Christ 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 by 1955 taxes which the grantees herein assume and agree to pay.

And we, the grantors herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their successors ~~heirs~~ and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 21st day of September, 1955

Royce L. Baird

Clara Baird

G 399