Dr. & Mrs.
W. Carter Williams, Sr.
795 Norwood Drive
Nashville, Tennessee 37204

9/11/1939 (Deed Book 1110, Page 368)

(Property Bought 9/11/39, Received by Register for Recordand Noted in Book 50 page 553 on 9/25/39 Recorded in Deed Book 1110, Page 368)

MAP NO. 132-03-0

PARCEL NO. 009.00

Area OH; (F. Book 00002)

SEND TAX STATEMENTS TO:

BOOK 4789 PAGE 173

Dr. and Mrs. W. C. Williams

795 Norwood Drive

Nashville, Tennessee

FEB 19 MISC A* 6.00 * 6.00

This instrument prepared by:
BERRY AND BERRY, Attorneys At Law
Public Square, Franklin, Tennessee

FOR AND IN CONSIDERATION of the fact that funds belonging exclusively to my wife, Mary Taylor Williams; which said funds were derived from the sale of property located at Fair Street, Franklin, Tennessee and funds representing inheritance of the said Mary Taylor Williams; representing at least one-half (1/2) of the value of the property hereinafter described, were contributed to the purchase and development of the property; I, DR. W. C. WILLIAMS, have bargained and sold and do hereby transfer and convey unto MARY TAYLOR WILLIAMS, such interest as to create a tenancy by the entireties, in her and myself, as allowed under TCA 64-109, in and to the following described tract of land, in the 6th, formerly 9th, Civil District of Davidson County, Tennessee, as follows:

BEING Lot No. 2 on the Plan of Mrs. W. G. Kennon's Subdivision of part of the 36-3/10 acre tract of the John Thompson Estate, as of record in Plan Book 1130, page 6, Register's Office of said County described as follows:

BEGINNING on the easterly side of the Franklin Road, the northwest corner of Dr. Herbert's tract; running with the easterly line of the Franklin Road, north 8 deg. 22' west 325 feet 4 inches to set stone; thence with a curve to the right with a radius of 22-1/10 feet, 34-2/10 feet to a set stone in the south line of West Norwood Drive; thence with the south line of said street along a curved line to the left 337 feet 3 inches to a set stone, being the northeast corner of Lot No. 2; thence South 8 deg. 15' east with line between Lots Nos. 2 and 3, 366 feet 3 inches to a set stone in Dr. Herbert's north line; thence south 82 deg. west 358 feet to the beginning, containing 2-93/100 acres.

Being the same property conveyed to Dr. W. C. Williams by deed of Elizabeth Thompson Kennon, et vir., of record in Book 1110, page 368, Register's Office of Davidson County, Tennessee.

The following restrictive coyenants shall run with said land and be binding on the grantee and all subsequent owners thereof until the first day of January, 1965, to-wit:

FIRST: That said land shall be used for residence purposes only and no residence shall be erected on said land costing less than Ten Thousand ($10,000.00) Dollars at a reasonable estimate, and only one main residence or dwelling house shall be permitted on said lot.

SECOND: That the main wall of such residence shall set back not less than one hundred feet from the street line of each street adjacent to said lot, but this covenant shall not be construed as prohibiting the placement of steps, bay windows, porticos, or such projection within the set-back line.

THIRD: That all sewerage shall be disposed of in septic tanks built according to specifications approved by the City of Nashville.

FOURTH: That no person of African blood or descent shall acquire title to said land in fee or as Lessee or otherwise, but this covenant does not preclude or prohibit persons of African blood or descent from living on said property in the capacity of servants of owners owners thereof.

FIFTH: That no spiritous liquors of any kind or character shall be sold on said premises, and no gambling house, or any house for immoral purposes, or for the maintenance of any nuisance whatsoever, shall be permitted thereon.

SIXTH: No garage house shall be occupied as a temporary residence before completion of the main dwelling.

SEVENTH: That the vendee shall bear his prorata proportion of the up-keep and maintenance of West Norwood Drive until such time as the same shall have been included in the system of Davidson County Highways.

TO HAVE AND TO HOLD said interest in the above described property, with the appurtenances, estate, title and interest belonging to the said Mary Taylor Williams and Dr. W. C. Williams, as tenants by the entireties, their heirs and assigns, forever.

AND I COVENANT with the said Mary Taylor Williams, that I am lawfully seized of said land, have a good right to convey said interest and that it is unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Mary Taylor Williams, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand, on this the 15th day of Feb., 1974.

Dr. W. C. Williams
DR. W. C. WILLIAMS
(Dr. Carles C. Williams Jr.)

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Tyler Berry, a Notary Public in and for said State and County, Dr. W. C. Williams, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 15th day of Feb., 1974.

(SEAL)

Tyler Berry
Notary Public

My Commission Expires:
1/17/76

THIS TRANSFER is exempt from the State Transfer Tax by virtue of TCA 67-4102, Item S(a) (2) 1.

BERRY AND BERRY

BY: Tyler Berry

IDENTIF. REFERENCE
FEB 19 10 50 AM '74
FELIX A. WILLIAMS REGISTER
DAVIDSON COUNTY, TENN.

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