K 1488



WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ ----------$10.00---------- TEN and No/100 ---------- DOLLARS

Cash in hand and other valuable considerations

We, J. E. Ragan and Wife, Virginia Ragan have bargained and sold, and by these presents do transfer and convey unto the said J. R. Minter and Wife, Anna W. Minter their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Land near the City of Nashville, Davidson County, Tennessee, being Lot No. 1 on the unrecorded map showing the re-subdivision of Lots Nos. 45, etc., on the Plan of Bluefields, of record in Book 843, page 34, Register's Office for said County, and being a part of original Lot No. 54 on said Plan, described according to a copy of a survey thereof made April 6, 1940, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the north margin of Cumberland Circle, the common corner of Lots Nos. 1 and 2; thence with the line between said lots northerly 275 feet, more or less, to a point in the line between Lots Nos. 54 and 57, being the common northerly corner of Lots Nos. 1 and 2; thence southwesterly 65 feet to a point, the common original corner of Lots Nos. 54 and 55; thence with the line between said lots, being the westerly line of Lot No. 1 herein described, southerly 264.3 feet to the north margin of Cumberland Circle; thence with the margin of said Circle easterly 76 feet to the point of beginning.

Being the same property conveyed to J. E. Ragan and wife, Virginia Ragan by deed from R. D. Stanford, Jr., Trustee, of record in Book 1166, page 78, said Register's Office.

Subject to restrictions in the deed from Bransford Realty Company to R. D. Stanford, Jr., Trustee, of record in Book 1118, page 329, and restrictions in the deed from R. D. Stanford, Jr., Trustee, to J. E. Ragan and wife, in Book 1166, page 78, which are as follows: "Restrictions expire 25 years from date." "Said lot shall be used for a residence purpose only and no residence is to be erected thereon that shall cost less than $3500.00. Property shall not be sold or transferred to people with blood of African descent. No building shall be erected closer than sixty feet to Cumberland Circle."

1947 State and County Taxes have been prorated and assumed by the purchaser.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. R. Minter and Wife, Anna W. Minter their heirs and assigns, forever.

And we do covenant with the said J. R. Minter and Wife, Anna W. Minter 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, J. E. Ragan and Wife, Virginia Ragan do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. R. Minter and Wife, Anna W. Minter their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of May, 1947.

J. E. Ragan

Virginia Ragan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. R. Kavanaugh, a Notary Public in and for said County and State, the within named J. E. Ragan and Virginia Ragan

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 15th day of May

Commission expires April 11, 1951

L. R. Kavanaugh
Notary Public

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