1492

WARRANTY DEED

FROM Homeland, Inc.

TO E. M. Elrod et ux

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave., North
NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 18 day of June 1947 at 1:20 o'clock P.M.
Noted in Book 1492 Page 480
Recording Fee $1.50
FELIX E. WEAR, Register
By ..... D.C.

Form 102

For and in Consideration of the sum of $400.00
FOUR HUNDRED AND NO/100 DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged,

Homeland, Inc., a Corporation, organized and existing under the laws of the State of Tennessee have bargained and sold, and by these presents do transfer and convey unto the said

E. M. Elrod and wife, Mamie Lee Elrod,

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. 20 of Block "BB" on the Revised Map of Fairview Subdivision, of record in book 1130, page 54, Register's Office for said County.
Said lot No. 20 fronts 75 feet on the easterly side of Meadow Road and runs back between parallel lines 200 feet to a dead line.

Being part of the property conveyed to Homeland, Inc. by deed from W. Raymond Denney, Trustee, of record in book 1255, page 453, said Register's Office.

This property is sold and conveyed subject to the following restrictions:

That the premises and no part thereof shall be sold, aliened, conveyed or devised to any person of African blood or descent and that no person of African blood or descent shall own or acquire title thereto either in fee or otherwise, or as tenants or lessees, but this conveyance does not preclude or prohibit persons of African blood or descent from living on the said premises in the capacity of servants.

No dwelling house shall be constructed on lots fronting on Highway No. 112 herein at a cost of less than $3,000, on all other lots the cost shall not be less than $2,000. No dwelling house shall be erected on lots fronting on Highway No. 112 herein within 70 feet of the westerly margin or line of State Highway No. 112. On all other lots, no dwelling shall be erected within 50 feet of the front lot line.

The foregoing stipulations, covenants and conditions are and shall be binding and obligatory upon and shall be observed by the said grantee, their heirs, devisees or assigns until the first day of January, 1956. And it is expressly agreed that all and every of said stipulations, covenants, and conditions attach to and run with the land and shall be binding and obligatory upon all and every person or persons who now or thereafter own, possess, occupy and use said premises or any part thereof or any building or structure thereon under any tenure whatsoever.

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