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WARRANTY DEED

FROM Eloise Stilz

TO Monroe E. Bumpus

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

For and in Consideration of the sum of ($10.00)
TEN AND NO/100 DOLLARS

cash in hand paid by Monroe E. Bumpus and for and in other good and valuable considerations the receipt of all which is hereby acknowledged, I

Eloise Stilz have bargained and sold, and by these presents do transfer and convey unto the said Monroe E. Bumpus his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lots No. 20 and 21 of an unrecorded plan in Block 1 of a recorded Plan in Book 1130, Page 37, R.O.D.C., known as the Anderson Estates.

Said lots begin at a point on the southerly margin of Dupont Ave. at monument and running southwardly along the westerly margin of Wyatt Drive 149.11to the common corner of Lots No. 19 and 20; thence with line between Lots No. 19 and 20 westwardly 150 feet to the common corner of Lots No. 19, 20, 82 and 81; thence with line between Lots No. 81, 80, 20, and 21 northwardly 150.8 feet to the southerly margin of Dupont Ave.; thence with said Avenue eastwardly 130.13 feet to the beginning.

And being a part of the same property conveyed to Eloise Stilz by deed from John W. Anderson and wife Clara W. as of record in Books _____, Pages _____ R.O.D.C., subject to the conditions and restrictions contained in said deed, which restrictions are as follows:

1. 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.

2. No dwelling house shall be constructed on said propery at a cost of less than two thousand ($2,000.00) dollars.

3. The foregoing stipulations, covenants and conditions are and shall be binding and obligatory upon, and shall be observed by the said grantees and heirs, devisees or assigns, until the 1st day of January, 1962. 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

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