$1.65 18513

WARRANTY DEED

FROM

JOHN W. COLE, ADMR., ET AL

TO

R. M. SANDERS ET UX.

The Guaranty Title Co.

Titles Guaranteed

Abstracts of Titles

225 Third Ave., North
NASHVILLE, TENN.

Received for record Nov 6 1947 at 11:57 A.M. Book 1345 page 234

FELIX Z. McGregor, Register

By M. McGregor D.C.

Form 103

WARRANTY DEED J. R. WEST FORM THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of Four Hundred and Fifty ($450.00)

- DOLLARS

paid by R. M. Sanders and wife, Saleta Sanders,

the receipt of which is hereby acknowledged, we, John W. Cole, administrator with the will annexed of the estate of W. R. Richards, deceased, and Grace Richards Cole, Lutie Richards Cone, Fannie May Richards Duffey, and Chris Richards, being the legatees under Item III of the last will and testament of W. R. Richards, deceased,

have bargained and sold, and by these presents do transfer and convey unto the said R. M. Sanders and wife, Saleta Sanders

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 49 on the Plan of Airdrie Subdivision "B" as of record in Book 547, page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 50 feet on the westerly side of Kinrose Avenue, and extends back between parallel lines 160 feet to an alley in the rear.

Being the same property conveyed to W. R. Richards by deed of Nashville Trust Company, of record in Book 936, page 232, Register's Office for Davidson County, Tennessee.

The grantee herein assumes and agrees to pay all 1947 taxes on the above described property, also 1948 taxes.

This conveyance is made subject to the restrictive covenants contained in deed from Airdrie Land Company to Nashville Trust Company, as follows:

"Said land shall be used for residence purpose and not otherwise. The dwelling houses to be erected, to cost not less than $2,500.00, and no part of said houses or improvements to be closer than thirty-five feet of the front property line of each lot; and on the corner lot no dwelling is to be nearer than ten feet of said side street line, and garages and outhouse, buildings, etc. shall not be less than twenty feet of the respective side street line for said corner lots. None of said property is to be sold to negroes or persons of African descent, and no such persons ahll occupy said premises, except in the capacity of servants.