9 45 25180

INSTALLMENT DEED

FROM
J. B. Kennerton, et ux

TO
J. P. Grisham, 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 28 day
of MAY A. D. 1948
at 9:40 o'clock A. M.
Noted in Book 66 Page 537
Recording Fee $2.00
FELIX Z. WILSON, Register
By McGee Dep. Reg.

Return to
DUNN & DAVIS, Attys.,

For and in Consideration of the sum of FIVE HUNDRED NINETY AND NO/100 DOLLARS, ($590.00) Dollars,

of which THREE HUNDRED SIX AND 57/100 Dollars,

has been paid in cash by J. P. Grisham and wife, Sadie Grisham

the receipt of which is hereby acknowledged, and for the remainder TWO HUNDRED EIGHTY-THREE AND 43/100 Dollars,

the said J. P. Grisham and wife, Sadie Grisham has executed their Vendor's Lien Note of even date herewith in the sum of $283.43 payable as follows:

Fifteen ($15.00) dollars payable on the sixth day of May, 1948, and a like sum payable on the sixth day of each succeeding month until the principal sum of Two Hundred Eighty-Three and 43/100 dollars has been paid in full.

all of said notes bearing six per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, J. B. Kennaston and wife, Olga

have this day bargained and sold, and do hereby transfer and convey unto the said J. P. Grisham, and wife, Sadie Grisham, their heirs and assigns,

certain real estate in Davidson County, Tennessee as follows:

Lot No. 45 of Trance 14, of an unrecorded plan of a recorded plan in Book 1130, Page 37, R.O.D.C., known as the Anderson Estates.

Said Lot begins at a point on the westerly margin of Nix Drive, at the corner of Lots No. 46 and 45, being 242.4 feet more or less south of the southerly margin of Thornton Avenue; thence with line between Lots No. 45 and 46 westwardly 175 feet to the common corner of Lots No. 45, 46, 50 and 51; thence with line between Lots No. 45 and 51 southwardly 120 feet to the common corner of Lots No. 51, 52, 44 and 45; thence with line between Lots No. 44 and 45 eastwardly 175 feet to the westerly margin of Nix Drive; thence with said Drive northwardly 120 feet to the beginning.

And being a part of the same property conveyed to J. B. Kennaston and wife, Olga by deed from John W. Anderson and wife, Clara W. as of record in Book 1389, Page 584, 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, 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 permanent or temporary leases, but this conveyance does not preclude or prohibit persons of African blood or descent from living on the premises in the capacity of servants.
2. No dwelling house shall be constructed on said property 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 grantee and heirs, devisees or assigns, until the first day of January, 1962. And it is expressly agreed that all and every one 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 hereafter own, possess, occupy and use said premises or any part thereof, or any building or structure thereon, under any tenure whatsoever.
4. And said property is further sold subject to a "Grant of Transmission Easement" to the United States of America by deed from Anderson Land & Improvement Co. dated April 19, 1941, as of record in Book 1196, Page 207, R.O.D.C.