INSTALLMENT DEED

FROM J. B. KENN STON ET UX

TO BENFORD W. JAMES ET UX

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

STATE OF TENNESSEE, DAVIDSON COUNTY
REGISTER'S OFFICE
Received for record 6 day of AUG A.D. 1948 at 2:22 P.M.
Noted in Book 67 Page 2.25
Recording Fee $
FELIX Z. WILSON, Register
By Dep.

For and in Consideration of the sum of FIVE HUNDRED NINETY AND NO/100---------- ($590.00) Dollars, of which THREE HUNDRED NINETY-TWO AND 07/100------($398.07)---------- Dollars, has been paid in cash by Benford W. James and wife, Margaret J. James the receipt of which is hereby acknowledged, and for the remainder ONE HUNDRED NINETY-SEVEN AND 93/100----------($197.93)---------- Dollars, the said Benford W. James and wife, Margaret J. James has executed his Vendor's Lien Note of even date herewith in the sum of $197.93 payable as follows:

Twenty ($20.00) dollars payable on the seventh day of May, 1948, and a like sum payable on the seventh day of each succeeding month until the principal sum of One Hundred Ninety-Seven and 93/100 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 Benford W. James and wife, Margaret J. James, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Lot No. 50 of Tract 14, of an unrecorded plan of a recorded plan in Book 1130, Page 37, R.O.D.C., knowncas the Anderson Estates.

Said Lot begins at a point on the easterly margin of May Drive at the corner of Lots No. 49 and 50, being 125.2 feet more or less south of the southerly margin of Thornton Avenue, thence with line between Lots No. 49 and 50 eastwardly 174 feet to a dead line; thence with dead line southwardly 120 feet to the common corner of Lots No. 50 and 51; thence with line between Lots No. 50 and 51 westwardly 174 feet to the easterly margin of May 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 as tenants or lessees, 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 roperty 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.

FULL RELEASE 18 June 1957