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For and in consideration of the sum of $ - - - - - - ONE THOUSAND THREE HUNDRED THIRTY and NO/100 - - - ($1,330.00) DOLLARS

Cash in hand paid by Lucille K. Williams, the receipt of which is hereby acknowledged, we, Edward J. Moran Jr., and wife, Nell C. Moran,

have bargained and sold, and by these presents do transfer and convey unto the said Lucille K. Williams,

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

Being Lot No. 4 on an unregistered copy of a survey made by Z. J. Wilkinson, dated May 2, 1946, showing Subdivision of Lots Nos. 1 and 4 on the Map of the Ensley Lands, of record in book 2, page 70, of the Chancery Court at Nashville, described as follows:

Beginning at a point in the north margin of Curry Road at the west intersection of a 25-foot lane running between Lots Nos. 4 and 5; thence with the margin of the said Curry Road north 87° 15' west 150 feet to the corner of Lots Nos. 3 and 4; thence with the line between said lots, North 1° 46' west 574 feet to a point; thence south 86° 10' east 213 feet to the west margin of the said 25-foot lane; thence with the margin of the same, south 26° 30' west 127 feet to a point and continuing with the said lane, south 1° 45' east 458 feet to the beginning.

Being part of the property conveyed to Edward J. Moran, Jr., and wife, Nell C. Moran by deed from E. C. Seiner and wife, of record in book 1372, page 656, Register's office for said county.

1. No business of any kind shall be permitted in said subdivision. The said lot shall be used for residential purposes only.
2. No persons of negro race shall acquire title to any lot or lots in said subdivision either as owner or tenant, but said lot shall be occupied by white persons only, but this does not preclude or prohibit persons of negro race from living on the premises in the capacity of servants.
3. No residential lot shall be subdivided into building lots of less than a frontage of 150 feet each, and no residence shall be built on said lot with less than 850 square feet of ground floor space exclusive of porches and garages.
4. This covenant shall run with the land and shall be binding on all the parties and persons claiming under them until July 20, 1971, at which time said covenants shall be automatically extended for a successive period of ten years, unless by a vote of a majority of the owners of the lots, it is agreed to change said covenants in whole or in part.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lucille K. Williams her heirs and assigns, forever.

And we do covenant with the said Lucille K. Williams that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And we, Edward J. Moran, Jr., and wife, Nell C. Moran, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Lucille K. Williams, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 19 day of March, 194 8

Edward J Moran Jr

Nell C Moran

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