K 1646

Warranty Deed

NOTICE: This instrument should
(1) Carry U. S. $ [illegible] on the sum of One Dollar and the sum of [illegible] Dollars
(2) be presented at [illegible]
(3) be presented at County Court Clerk's Office and State Transfer Tax be paid. Present rate $1.00 per $100 of [illegible]
(4) be filed for record in County Register's Office. Recording Fee, $1.00 including [illegible]

This sheet is not part of instrument and is not to be recorded.

[illegible] TITLE COMPANY

For and in Consideration of the sum of [illegible] Dollars

[illegible] HUNDRED AND FIFTY & NO/100 [illegible] Dollars

cash in hand paid by [illegible] and wife, Cecile S. [illegible] to Royal Oaks Land Company, a Tennessee corporation chartered under the laws of the State of Tennessee, the receipt of which is hereby acknowledged, [illegible] Corporation, [illegible]

Royal Oaks Land Company, a Tennessee corporation

has [illegible]

Joe Albert [illegible] and wife, Cecile S. [illegible]

and in Davidson County, State of Tennessee, described as follows, to-wit:

Being parts of Lot No. 210 on the Plan of Royal Oaks Land Company's Subdivision, as of record in Book 461, pages 106 and 107, Register's Office for said County, and described according to an [illegible] plat of said Subdivision made by [illegible], Surveyor, as follows:

Beginning at a point where Lots 208, 209, 218 and 219 corner, and running thence in an easterly direction along dividing line of Lots Nos. 218 and 219, one hundred seventy-two and fifty-five hundredths feet (172.55') to a stake in the dividing line of Lots Nos. 209 and 210; thence in a southerly direction along said dividing line of Lots Nos. 209 and 210, one hundred sixty-five and six-tenths feet (165.6') to a stake in the dividing line of Lots Nos. 208 and 210; thence in a westerly direction along said dividing line of Lots Nos. 208 and 210, one hundred [illegible] feet (100') to the point of beginning.

Being part of the property [illegible] to Royal Oaks Land Company by [illegible] from S. Kirkpatrick, [illegible] of record in Book 4321, page 570, said Register's Office, [illegible] is the intention of the parties hereto that [illegible] is hereby conveyed [illegible] to be [illegible] by the grantee to the said property.

2. No swine will be allowed to be kept on said property.

3. Said property is to be used for residential purposes only and no residence or other building shall be erected or kept wholly or partly within 70 feet of the front line of the dedicated street on which the lot fronts as shown on the recorded plat and no residence will be erected on the said property at a cost of less than $6,500.00 with the exception of Lot 5, Block 3, which shall be $10,000.00.

4. Neither the property herein conveyed or any part thereof shall be conveyed to persons of African blood or descent and no person of African blood or descent shall be permitted to own or occupy the premises except in the capacity of servants.

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