INSTALLMENT DEED

FROM J. D. KENNASTON ET UX

TO JESSIE M. LEE

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

461321

3/19/48

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 4 day of APRIL 1949
at 3:56 o'clock P.M. and recorded in Book 1681 Page 482
FEB 68
Register's Office
By [illegible] D.C.

FORM 104 (Jones & Powell Co. Nashville)

For and in Consideration of the sum of FIVE HUNDRED NINETY AND NO/100 Dollars,

($590.00) Dollars,

of which THREE HUNDRED FORTY-SIX AND 88/100 Dollars,

has been paid in cash by Jessie M. Lee

the receipt of which is hereby acknowledged, and for the remainder ~~TWO HUNDRED FORTY-THREE AND~~ 12/100 Dollars,

the said Jessie M. Lee has executed her Vendor's Lien Note of even date herewith in the sum of $243.12 payable as follows:

Fifteen ($15.00) Dollars payable on the nineteenth day of April, 1948, and a like sum payable consecutively on the nineteenth day of each succeeding month, until the principal sum of Two Hundred Forty-Three and 12/100 Dollars has been paid in full, Together with interest on each installment from date, at the rate of six (6) per cent per annum, payable at the maturity date of such installment.

~~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. D. Kennaston and wife, Olga

have this day bargained and sold, and do hereby transfer and convey unto the said Jessie M. Lee

~~her~~ heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 4 of Tract 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 Scalf Drive at the corner of Lots No. 3 and 4, being 373.8 feet more or less north of the northerly margin of Dupont Avenue; thence with line between Lots No. 3 and 4 **westwardly** 175 feet to a dead line; thence with dead line northwardly 120 feet to the common corner of Lots No. 4 and 5; thence with line between Lots No. 4 and **eastwardly** 175 feet to the **westerly** margin of Scalf Drive; thence with said Drive southwardly 120 feet to the beginning.

And being a part of the same property conveyed to J. D. Kennaston and wife, Olga by deed from John W. Anderson and wife, Clara W. Anderson as of record in Book 1389, Page 584, R.O.D.C., subject to the conditions and restrictions contained in the 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 said premises in the capacity of servants.
2. That no dwelling house shall be constructed on said property at a cost of less than two thousand ($2,000.00) dollars.
3. That 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 1st 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. The said property is further sold subject to a "Grante of Transmission Easement" to the United States of America, by deed from Anderson Land & Improvement Company dated April 14, 1941, as recorded in Book 1196, page 367, R.O.D.C.

1 Item April 1949 Rec'd Clerk