K 1727

WARRANTY DEED

For and in consideration of the sum of

Five Hundred Fifty ($550.00) and no/100 - DOLLARS

cash in hand paid by Russell A. Stansell, and wife, Katherine Stansell, the receipt of which is hereby acknowledged.

We, W. C. Miller and wife, Allie K. Miller

have bargained and sold, and by these presents do transfer and convey unto the said Russell A. Stansell and wife, Katherine Stansell, their

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

Being lot No. 10 on a subdivision of the W. C. Miller Lands, not of record, described as follows:

Beginning on the southerly margin of Elberta Street 300 feet east of the easterly margin of Miller Street, said beginning point being the common corner of lots Nos. 9 and 10; thence with the line between said lots, southwardly 160 feet to the northerly line of lot No. 22; thence with the northerly line of lots Nos. 22 and 23, eastwardly 57 feet to the corner of lots Nos. 10 and 11; thence with the line between said lots, northwardly 160 feet to the southerly margin of Elberta Street; thence with the southerly margin of said Street, westwardly 57 feet to the point of beginning.

Being part of the property conveyed to W. C. Miller by deed from The Tennessee Property Company, of record in book 816, page 320, Register's Office for said County.

This conveyance is made subject to the following restriction, to wit:

No part of the premises herein conveyed shall be sold, aliened, conveyed or devised to any person or persons of African blood or descent and no person or persons of African blood or descent shall own or acquire title thereto, either in fee or otherwise, or as tenants or lessees, but this shall not preclude or prohibit persons of African blood or descent from living on said premises in the capacity of servants.

The foregoing stipulation and covenant shall be binding and obligatory upon the grantee his heirs, devisees, successors and assigns for a period of twenty-five (25) years from date hereof.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Russell A. Stansell and wife, Katherine Stansell, their

heirs and assigns, forever.

And we do covenant with the said Russell A. Stansell and wife Katherine Stansell 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

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Russell A. Stansell and wife Katherine Stansell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st day of May, 19 48

W. C. Miller,

Allie K. Miller.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Robt. L. Mary, a Notary Public in and for said County and State, the within named W. C. Miller and wife, Allie K. Miller

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at [illegible] this 1st day of May, 19 48.

Commission expires July 16 [illegible]

Robt. L. Mary
Notary Public

SM 10-47 F. & P. CO. 93c

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