1811

10/26/48 95174

WARRANTY DEED

FROM
J. B. Kennaston
and wife, Olga
TO
Ruth K. Watts

Title Co.

THE GUARANTY
REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day
of Oct 1948
at 11:26 o'clock A M.
Noted in Book 1811 Page No. 83
Recorded in Abstracts of Files
Recording Fee $ 1.50
JEFFERSON WILSON, Register
By [illegible] D.C.

FORM 103 FOSTER & PARKER CO., NASHVILLE

WARRANTY DEED J. B. WEST FORM THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of ($340.63)
Three hundred forty and 63/100 ---------- DOLLARS
cash in hand paid by Ruth K Watts to J. B. Kennaston and wife, Olga and for other good and valuable considerations the receipt of which is hereby acknowledged, we

J. B. Kennaston and wife, Olga
have bargained and sold, and by these presents do transfer and convey unto the said
Ruth K. Watts
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. 47, of a revised plan of Tract 14, of an unrecorded plan of a recorded plan in Book 1130, Page 37, R.O.D.C., known as Anderson Estates.

Said lot begins at the northwest corner of Thornton Avenue and Nix Drive at a monument; thence southwardly along the westerly margin of Nix Drive 112.4 feet to the common corners of Lots Nos. 46 and 47; thence westwardly 175 feet to the common corners of Lots Nos. 46, 47 and 49; thence northwardly 134.6 feet to the common corners of Lots Nos. 47 and 48; thence eastwardly along the southerly margin of Thornton Avenue 68.8 feet to a monument; thence eastwardly along the southerly margin of Thornton Avenue 86.9 feet to a monument; thence aroung radius at northwest corner of Thornton Avenue and Nix Drive 19.38 feet to the point of beginning.

And beign a part of the same property conveyed to J. B. Kennaston 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 shll be observed by the said grantee and heirs,

497