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WARRANTY DEED

FROM J. B. KENNASTON ET UX

TO BENNIE A. TURNER ET UX

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

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day NOV A.D. 1950
at 12 o'clock M. Page 191
Noted in Book 714 Page
Recorded in Book 1910 Page 559
Recording Fee $ 1.10
JAMES R. WILSON, Register
By Deputy

Form 103

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

For and in Consideration of the sum of (10.00)

TEN AND NO/100 DOLLARS

cash in hand paid by Bennie A. Turner and wife, Maggie Lee Turner, and for other good and valuable considerations, the receipt of which is hereby acknowledged, we,

J. B. Kennaston and wife, Olga Kennaston

have bargained and sold, and by these presents do transfer and convey unto the said

Bennie A. Turner and wife, Maggie Lee Turner

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

Lot No. 41 of an unrecorded plan, in block No. 13, of a recorded plan in Book 1130, Page 37, R.O.D.C., Tennessee known as the Anderson Estates.

Said Lot begins at a point on the westerly margin of Myatt Drive at the corner of Lots No. 40 and 41 being 285.3 feet more or less north of the northerly margin of Roosevelt Avenue; thence with line between Lots No. 40 and 41 westwardly 136 feet to the common corner of Lots No. 40, 41, 61, and 60; thence with line between Lots No. 41 and 60 northwardly 65 feet to the common corner of Lots No. 60, 59, 42, and 41; thence with line between Lots No. 41 and 42 eastwardly 136 feet to the westerly margin of Myatt Drive; thence with said Drive southwardly 65 feet to the beginning.

And being a part of the same property conveyed to J. B. Kennaston by Deed from John W. Anderson and wife, Clara W. as of record in Book 1383, Page 389, R.O.D.C., subject to the conditions and restrictions contained in the said deed, which are as follows:

1. That the premises and no part thereof shall be sold, aliened, 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 the said premises in the capacity of Servants.

2. No dwelling house shall be constructed on the said property at a cost of less than two thousand ($2,000.00) dollars.

3. The foregoing stipulations, covenants and conditions are and shall be binding and obligatory upon, and shall be observed by the said grantees and heirs, devisees or assigns until the first day of January 1962. And it is expressly agreed that

G 559