K 2393

For and in consideration of the sum of (700.00)

Seven Hundred - - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by E. W. Bishop, and wife, Sally, to Ollie T. Frith, receipt of which is hereby acknowledged, I

have bargained and sold, and by these presents do transfer and convey unto the said E. W. Bishop, and wife, Sally,

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

A parcel of land in the 11th, formerly the 19th civil district of said County, being the Eastern part of Tract No. 10 of the Anderson Estates as of record in Book 1130, Page 37, R.O.D.C. known as the Eller Vandiver Subdivision Block A., Lot No. 5.

Begin at a point at the Northeast corner of Rio Vista Drive and Dupont Avenue thence running northerly along the east margin of Rio Vista 150 feet to a point of beginning. Thence eastwardly 275 feet to the low water mark of the Cumberland River; thence northerly 45 feet to a point; thence westwardly 275 feet to a point; thence southerly along the east margin of Rio Vista Drive 53 feet to the point of beginning.

Being the same property conveyed to J. B. Kennaston and wife, Olga by deed from John C. Vandiver and R. M. Eller as of record in Book , Page , R.O.D.C. Subject to restrictions in said deed, which are as follows:

1. No part of said lot or any interest therein shall be given, loaned, rented, leased, encumbered, devised or conveyed to any person either of negro blood or not of the white race, but this condition shall not prevent the housing of servants actually employed on the premises in suitable quarters.

2. No dwelling house shall be constructed on the front building line of 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 1st day of January 1962. And it is expressly agreed that all and every 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 thereafter own, possess, occupy and use said premises or any part thereof, or any building thereon, under any tenure whatsoever.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. W. Bishop and wife, Sally - - - - - - - - - - - their - - - - - - - - - - - - heirs and assigns, forever.

And I do covenant with the said E. W. Bishop and wife, Sally that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, O. T. Frith - do further covenant and bind me and my heirs and representatives, to warrant and forever defend the title to the said land to the said E. W. Bishop and wife, Sally - - - - heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 21st day of March, 1955

O. T. Frith

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