NO. 61702 RECORDED JULY 8, 1930. RAYON CITY DEVELOPMENT CO., TO NELSON WRIGHT.

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED EIGHT-TWO AND 50/100 ($682.50) DOLLARS
of which ONE HUNDRED SEVENTY-FIVE ($175.00) DOLLARS has been paid in cash by
NELSON WRIGHT, , receipt of which is hereby acknowledged, and for the remainder
FIVE HUNDRED SEVEN AND 50/100 ($507.50) DOLLARS
the said NELSON WRIGHT,

HAS EXECUTED HIS ELEVEN PROMISSORY NOTES OF EVEN DATE HEREWITH, EACH IN THE SUM OF $46.15, THE FIRST OF WHICH NOTES FALLS DUE ONE MONTH AFTER DATE AND THE REMAINDER MONTHLY CONSECUTIVELY THEREAFTER,

The entire debt secured herein having been fully paid we hereby release the lien on the within described property, held to secure the payment of said debt. This the ___ day of ___ 1930.
Witness: Rayon City Development Co. C.M. Hovey (Pres.)
J.C. Evans, Deputy Register

all of said notes bearing six per cent. interest from date, and providing for payments of attorney's fees; and to secure the payment of said notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed RAYON CITY DEVELOPMENT COMPANY, A CORPORATION CHARTERED AND ORGANIZED UNDER THE LAWS OF THE STATE OF TENNESSEE,

have this day bargained and sold, and do hereby transfer and convey, unto the said
NELSON WRIGHT, HIS, heirs and assigns, certain real estate in Davidson County,
Tennessee, as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 233 ON THE MAP OF RAYON CITY, OLD HICKORY, TENNESSEE, DESCRIBED ACCORDING TO SURVEY MADE BY JOHN W.WILKES, CIVIL ENGINEER, ON JULY 30TH, 1928, AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHEASTERLY MARGIN OF RAYON DRIVE 410 FEET SOUTHERLY FROM OLD HICKORY BLVD; THENCE IN A SOUTHEASTERLY DIRECTION 149.8 FEET TO A DEAD LINE; THENCE SOUTHERLY 50 FEET TO THE LINE BETWEEN LOTS 233 AND 234; THENCE WITH THIS LINE IN A NORTHWESTERLY DIRECTION 149.6 FEET TO RAYON DRIVE; THENCE WITH SAID DRIVE NORTH 48 DEGREES 14' EAST 50 FEET TO THE BEGINNING.
TAXES FOR 1929 TO BE PRO-RATED.
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING RESTRICTIONS:
(A) THAT ALL BUILDINGS ERECTED ON SAID LANDS HALL BE OF UNIFORM DISTANCE FROM THE PROPERTY LINE, WHICH SHALL IN NO INSTANCE BE NEARER THAN 30FEET FROM THE FRONT LINE OF SAID LOT.
(B) THAT THE PROPERTY SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES.
(C) THAT NO RESIDENCE SHALL BE ERECTED THEREON COSTING LESS, FOR ACTUAL CONSTRUCTION (COST OF LOT EXCLUSIVE) THAN $2,000.00 FOR A 4-ROOM HOUSE, $2,250.00 FOR A 5-ROOM HOUSE, OR $2,500.00 FOR THE CONSTRUCTION OF A 6-ROOM HOUSE OR MORE.
(D) THAT NO SWINE SHALL BE KEPT UPON THE PREMISES.
(E) THAT NEITHER THE PREMISES, OR ANY PART THEREOF, SHALL BE SOLD, ALIENED, CONVEYED OR DEVISED TO ANY PERSON OR AFRICAN BLOOD OR DESCENT, NOR SHALL ANY OF THAT BLOOD OR DESCENT OWN OR ACQUIRE TITLE, EITHER IN FEE OR AS TENANTS, OR ANY OTHER WAY, BUT THIS DOES NOT PRECLUDE PERSONS OF AFRICAN BLOOD FROM LIVING ON SAID PREMISES IN THE CAPACITY OF SERVANTS.
(F) ALL THE FOREGOING STIPULATIONS, COVENANTS AND CONDITIONS ARE AND SHALL BE BINDING AND OBLIGATORY UPON, AND SHALL BE OBSERVED BY THE SAID GRANTEES, THEIR HEIRS, TENANTS OR ASSIGNS, UNTIL THE 1ST DAY OF JANUARY, 1950.
IT IS EXPRESSLY AGREED THATALL AND EVERY STIPULATION, COVENANTS AND CONDITIONS ABOVE SET FORTH SHALL 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 BUILDING OR STRUCTURE THEREON UNDER ANY TENURE WHATSOEVER.
THE GRANTORS AGREE THAT THE GRANTEE SHALL AND DOES HEREBY RECEIVE THE RIGHT TO TAP WITHOUT CHARGE, OTHER THAN THE CONSIDERATIONS HEREWITH AGREED UPON, UPON THE WATER MAIN CLOSEST TO THE PREMISES ABOVE DESCRIBED FOR THE EXCLUSIVE USE OF SAID PREMISES, BUT WHICH RIGHT IS COUPLED WITH THE UNDERSTANDING THAT THE GRANTEES, OR HIS ASSIGNS, MUST CONTRACT WITH THE CORPORATION FURNISHING WATER FOR THE PROCURRMENT OF ITS RIGHT OF SO RECEIVING THE SAME THROUGH SAID TAP.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said NELSON WRIGHT, HIS, heirs and assigns, forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unincumbered.

WE further covenant and bind OURSELVES, OUR SUCCESSORS heirs and representatives, to warrant and forever defend the title to said real estate to said NELSON WRIGHT, HIS, heirs and assigns, against the lawful claims of all persons.

And now, for the purpose of better and more effectually securing the payment of said lien notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the nonpayment of said notes as they mature, as hereinafter provided, and for the consideration of One Dollar to ME in hand paid I , the said NELSON WRIGHT, JOINED BY MY WIFE MEADIE BELL WRIGHT, do hereby transfer and convey unto W.H.LEVINE, , Trustee, his successors and assigns, the real estate herein before described, with the appurtenances, estate, title, and interest thereto belonging, for the purposes aforesaid only.

WE , the said NELSON WRIGHT AND WIFE, MEADIE BELL WRIGHT, , do hereby agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company or companies for at least the sum of $ ---- until the notes herein secured are fully paid, and to have the loss, if any, made payable on the policy or policies to said Trustee for the benefit of the lawful owner and holder of notes, as his interest may appear.

WE further agrees to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due; and in case WE fail to do either, then the said Trustee or the lawful owner and holder of said notes, or any of them, may do any or all of these things and charge and treat the sum or sums so expended as part of the indebtedness secured herein, the same to bear interest from the date of such payment.

Now, if WE , the said NELSON WRIGHT AND WIFE, MEADIE BELL WRIGHT, , shall pay the notes aforesaid when due, according to their terms, and pay taxes, keep up repairs, and keep said premises insured as aforesaid, then this trust conveyance shall be of no further force or effect. But if WE fail to pay any one of said notes or part thereof promptly at maturity, or if, failing to pay taxes, keep up repairs, or keep said premises insured as herein provided, WE fail to reimburse the Trustee or lawful owner and holder of said notes for all sums, with interest, so expended by said Trustee or lawful owner and holder of said notes, within thirty days from date of such payment, this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of said notes, or any of said notes, then past due and unpaid, all remaining unpaid notes shall become due and payable at once without notice, and the said Trustee or his successor in trust is hereby authorized and empowered, upon giving twenty days' notice by three publications in any newspaper, daily or weekly, published in Davidson County, Tennessee, to sell said property at the south door of the Courthouse in said county to the highest bidder, for cash, at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions of every kind, which are hereby expressly waived; and the said Trustee or his successor in trust is authorized and empowered to execute and deliver a deed to the purchaser. The creditor may bid at any sale under this trust conveyance.

WE agree that the [illegible] payment of any one of the notes aforesaid, the possession of said property, and shall only account for the [illegible] selling said property as herein provided, WE further agree that in the event the Trustee fails before of the purchaser shall be entitled to receive the assessment hereupon delivery to him by the [illegible] hereunder, the proceeds will be applied by the [illegible]

1st. To the payment [illegible] this conveyance and enforcing said lien, as herein provided, [illegible] attorney's fees [illegible] any litigation which may arise on account of the exercise of this power, fence or the enforcement [illegible].

2nd. To [illegible] fees.

3rd. To [illegible] all sums expended in the protection of said property, as herein authorized.

4th. The [illegible] ET UX., OUR representatives [illegible].

In case [illegible] ce at any time when action under the foregoing power and trusts may be requir[illegible] then the first-matured unpaid note, is hereby authorized and empowered to name [illegible] in writing, to be recorded in the Register's Office for Davidson County, Tennessee [illegible]. Trustee shall [illegible]. Said Trustee shall [illegible] and he shall not be required to file any account of settlement in relation to his trusteeship.

In Witness Whereof, WE [illegible] E, MEADIE BELL WRIGHT, and RAYON CITY DEVELOPMENT COMPANY HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO SIGNED AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY ITS DULY AUTHORIZED OFFICERS ON this the 15th day of JULY, 1929.

NELSON WRIGHT.
MEDIA BELL WRIGHT
RAYON CITY DEVELOPMENT COMPANY
BY C.M.HOVEY, PRESIDENT.

ATTEST: ARY.

STATE OF TENNESSEE, [illegible] ORE NOTARY PUBLIC

Personally appeared before me [illegible], a Notary Public in and for said County and State, the within-named [illegible] EADIE BELL WRIGHT, the bargainor S , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And MEADIE BELL [illegible], wife of the said having appeared before me privately and [illegible], the said MEADIE BELL WRIGHT, , acknowledged the execution of the said instrument to have been done by HER freely, voluntarily [illegible] out compulsion or constraint from HER said husband , and for the purposes therein expressed.

Witness my hand and official seal at NASHVILLE, Tennessee, this 21 day of JULY, 1929
My commission expires on the --- day of [illegible], 193 -. (Seal) J.W.HAKES, Notary Public.

STATE OF TENNESSEE,
COUNTY OF DAVIDSON.
BEFORE ME, GRACE M.NICKENS, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED C.M.HOVEY AND ALFRED T.LEVINE, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON OATH ACKNOWLEDGED THEMSELVES TO BE PRESIDENT AND ASSISTANT SECRETARY OF RAYON CITY DEVELOPMENT COMPANY, THE WITHIN NAMED BARGAINOR, A CORPORATION, AND THAT THEY AS SUCH OFFICIALS, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY C.M.HOVEY AS SUCH PRESIDENT, AND BY AFFIXING THE CORPORATE SEAL AND ATTESTING THE SAME BY ALFRED T.LEVINE AS SUCH ASSISTANT SECRETARY.
WITNESS MY HAND AND OFFICIAL SEAL AT OFFICE AT NASHVILLE, TENNESSEE, ON THIS THE 15TH DAY OF JULY, 1929.
(SEAL) GRACE M.NICKENS, (DILLINGHAM)
NOTARY PUBLIC.

COM.EX.JULY 12, 1930.

RECD JULY 7, 1930 AT 1.50 P M