NUMBER 31297 RECORDED JAN. 8, 1940. NATIONAL REALTY CO. TO HOWARD F. HALL, ET UX 62

1045

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED & NO/100 ($500.00) DOLLARS

of which TWO HUNDRED & NO/100 ($200.00) DOLLARS has been paid in cash by JARMAN HALL

HOWARD F. HALL, JR. AND WIFE CATHERINE , the receipt of which is hereby acknowledged, and for the remainder

OF THREE HUNDRED & NO/100 ($300.00) DOLLARS

the said HOWARD F. HALL, JR. AND WIFE, CATHERINE JARMAN HALL

HAVE THIS DAY EXECUTED AND DELIVERED THEIR THIRTY (30) PROMISSORY NOTES OF EVEN DATE HEREWITH, IN THE AMOUNT OF TEN ($10.00) DOLLARS EACH, THE FIRST OF SAID NOTES FALLS DUE ON, OR BEFORE, ONE MONTH AFTER DATE OF DEED, AND THE OTHERS MONTHLY THEREAFTER UNTIL ALL HAVE BEEN PAID.

ALL OF SAID NOTES BEARING SIX PER CENT INTEREST FROM DATE, AND PROVIDING FOR PAYMENT OF ATTORNEY FEES, AND TO SECURE THE PAYMENT OF SAID NOTES, PRINCIPAL AND INTEREST, AND ATTORNEY FEES, A LIEN IS EXPRESSLY RETAINED ON THE LAND HEREIN CONVEYED, THE NATIONAL REALTY COMPANY, INC., A CORPORATION CHARTERED UNDER THE LAWS OF THE STATE OF TENNESSEE, WITH PRINCIPAL OFFICES IN NASHVILLE, TENNESSEE, HAVE THIS DAY BARGAINED AND SOLD, AND DO HEREBY TRANSFER AND CONVEY UNTO THE SAID HOWARD F. HALL, JR. AND WIFE, CATHERINE JARMAN HALL, THEIR HEIRS AND ASSIGNS, CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11, BLOCK 5, ON THE PLAN OF OVERTON HILLS AS OF RECORD IN BOOK 843, PAGE 66, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 11, FRONTS 100 FEET ON THE SOUTHERLY SIDE OF GALBRAITH DRIVE AND RUNS BACK 255 FEET, BETWEEN PARALLEL LINE, TO A DEAD LINE, MEASURING 100 FEET THEREON. BEING PART OF THE PROPERTY CONVEYED TO NATIONAL REALTY COMPANY, INC. BY DEED FROM E. L. HAMPTON AND WIFE, OF RECORD IN BOOK 935, PAGE 179, SAID REGISTER'S OFFICE.

THE NATIONAL REALTY COMPANY, INC. HAS NO CORPORATE SEAL.

THE CONSIDERATION PAID ENTITLES THE PURCHASER TO OEN (1) WATER TAP CONNECTION WITH THE WATER LINE ON GALBRAITH DRIVE. THE PURCHASER AGREES TO PAY TO THE NASHVILLE WATER CO. INC., ITS SUCCESSORS AND ASSIGNS, ONE ($1.00) DOLLAR PER MONTH SIX MONTHS IN ADVANCE, AS A PUMPING CHARGE SO LANG AS WATER IS BOOSTERED TO SAID PROPERTY.

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 17 day of Jan. 1941

Attest: [signature] COUNTY REGISTER

The property herein conveyed shall be subject to the following restrictions and conditions, which shall be binding upon and be observed by the grantee S hereunder, THEIR heirs, successors and assigns until January 1st, 1947.

FIRST—That no shop, store, factory, saloon, or business house of any kind, no hospital or asylum, or institution of kindred nature, and no charitable institution shall be erected on the premises hereby conveyed, but said premises shall be occupied and used for residence purposes only and not otherwise.

SECOND—That any dwelling house built upon said lot shall be so constructed that its front line (which means the front line of porch or any projection, not counting steps) shall be at least 85 feet distant from the front line of said lot.

THIRD—That no residence shall be constructed wholly or partly within less than 10 feet of the side line of the lot herein conveyed.

FOURTH—That not more than one dwelling shall be erected on said lot at any one time.

FIFTH—That no residence or dwelling house shall be erected on said lot costing less than FORTY-FIVE HUNDRED ($4500.00) DOLLARS for the residence proper, not including outhouses and other improvements. That no garage or other outbuildings shall be erected on said lot for use as a temporary building except during the construction of the owners residence, which construction shall not exceed one year from date of beginning.

The sewerage from the house on the premises shall be conveyed by pipe or pipes to a septic tank, constructed in the ground on the lot, according to specifications prescribed by the County of Davidson, governing the construction of septic tanks.

That no nuisance of any kind shall be maintained or allowed thereon, nor any use thereof made or permitted which shall be noxious or dangerous to health.

SIXTH—That neither the premises, nor any part thereof of said land, shall be sold, aliened, conveyed or devised to any person, or persons, of African blood or descent, and that 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 covenant does not preclude persons of African blood or descent from living on the said premises in the capacity of servants.

SEVENTH - ALL OUTBUILDINGS SHALL BE ERECTED ON THE REAR PORTION OF SAID LOT, AND ON THE INSIDE REAR OF CORNER LOTS.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said HOWARD F. HALL, JR. AND WIFE, CATHERINE JARMAN HALL, -- heirs and assigns, forever, NATIONAL REALTY CO. INC. covenant that IT IS lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered, EXCEPT AS AFORESAID.

NATIONAL REALTY CO., INC. further covenant and bind ITSELF, ITS heirs and representatives, to warrant and forever defend the title to said real estate to said HOWARD F. HALL, JR. AND WIFE, CATHERINE JARMAN HALL, THEIR 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 US in hand paid US, the said HOWARD F. HALL, JR. AND WIFE, CATHERINE JARMAN HALL; do hereby transfer and convey unto E. A. WORTHAM, 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.