INSTALLMENT DEED

Book No. 1314

FOR AND IN CONSIDERATION of the sum of $1,600.00 SIXTEEN HUNDR D AND NO/100 DOLLARS

of which ELEVEN HUNDRED AND NO/100 ($1,100.00) DOLLARS has been paid in cash by

DON F. FREEMAN AND WIFE, LELA PUCKETT FREEMAN, the receipt of which is hereby acknowledged, and for the remainder

OF $500.00 FIVE HUNDRED AND NO/100 DOLLARS

the said DON F. FREEMAN AND WIFE, LELA PUCKETT FREEMAN HAVE EXECUTED THEIR ONE PRINCIPAL,

PROMISSORY NOTE OF EVEN DATE HEREWITH, FOR THE SUM OF $500.00, PAYABLE TO W. W. GRAY

AND DUE AND PAYABLE $25.00 MONTHLY BEGINNING APRIL 15, 1945, WITH INTEREST AT 6% PER

ANNUM PAYABLE MONTHLY.

I declare that I have received the money secured by the instrument within
recorded, and hereby release and discharge the lien to secure
the same in full. This 24 day of March

Attest: J. P. Wilson DEPUTY REGISTER. W. W. Gray

all of said notes bearing six per cent interest from date, and providing for payment 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 WE, W. W. GRAY AND WIFE, MAMIE ELIZABETH HEAD GRAY

have this day bargained and sold, and do hereby transfer and convey, unto the said DON F. FREEMAN AND WIFE, LELA PUCKETT FREEMAN

THEIR heirs and assigns, certain real estate in Davidson County,

Tennessee, as follows: BEING LOTS NOS. 5, 6, 13 AND 14 ON THE PLAN OF THE W. W. GRAY PROPERTY AT

MADISON, TENNESSEE AS OF RECORD IN BOOK 974, PAGE 22, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS NOS. 5 AND 6 ADJOIN AND FRONT 100 FEET EACH ON THE NORTH SIDE OF HALL'S LANE

AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

SAID LOTS NOS. 13 AND 14 ADJOIN AND FRONT 100 FEET EACH ON THE SOUTH SIDE OF MELROSE

AVENUE AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE. BEING PART OF THE

PROPERTY INHERITED BY W. W. GRAY AS THE ONLY HEIR AT LAW OF HIS MOTHER, NETTIE G. GRAY.

IT IS UNDERSTOOD AND AGREED THAT THE PURCHASERS HEREIN ASSUME AND AGREE TO PAY 1945 TAXES

ON THE PROPERTY HEREIN CONVEYED.

THE ABOVE DESCRIBED PROPERTY IS SOLD AND HEREBY CONVEYED SUBJECT TO THE FOLLOWING RESTRIC-

TIONS, TO WIT:

THAT THE SAID PROPERTY SHALL NOT BE SOLD, LEASED, OR RENTED TO ANY PERSON OF AFRICAN DESCENT. NO RESIDENCE SHALL BE ERECTED WITHIN 30 FEET OF THE FRONT LINE OF SAID PROPERTY. THE SAID SUBDIVISION OF WHICH THE ABOVE DESCRIBED PROPERTY IS A PART AND PARCEL THEREOF, IS RESTRICTED TO RESIDENCE PURPOSES ONLY.
IT IS EXPRESSLY UNDERSTOOD THAT ANY BUILDING ERECTED UPON SAID PROPE TY SHALL BE FINISHED IN BRICK, STUCCO, STONE OR SIDING. IF SIDING IT SHALL BE PAINTED WITH NOT LESS THAN TWO COATS OF PAINT BEFORE BEING OCCUPIED. NO OUTSIDE TOILETS MAY BE ERECTED ON THE PROPERTY. PLANS FOR ANY BUILDING TO BE CONSTRUCTED ON SAID PROPERTY COSTING LESS THAN $2,500.00 MUST BE APPROVED BY THE SELLER OR THE SELLER'S ARCHITECT.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said DON F. FREEMAN AND WIFE, LELA PUCKETT FREEMAN, THEIR 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 unencumbered.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said DON E. FREEMAN AND WIFE LELA TUCKETT FREEMAN, 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 WE, the said DON E. FREEMAN AND WIFE, LELA TUCKETT FREEMAN do hereby transfer and convey unto E. R. DOOLITTLE, 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.