INSTALLMENT DEED TENNESSEE TITLE CO.

For and in Consideration of the sum of Four Hundred Seventy-five ($475.00) - Dollars,

of which Fifty ($50.00) - Dollars,

has been paid in cash by Glenn R. Harding and wife, Bitche L.

the receipt of which is hereby acknowledged, and for the remainder Four Hundred Twenty-five ($425.00) - Dollars,

the said Glenn R. Harding and wife, Bitche L. have

executed and delivered their one Installment Deed Note, payable to the order of E. A. Sircy and C. L. Ferrell. Said note payable in 29 installments, 28 of which are for $15.00 each and the last, or 29th installment, in the principal sum of $5.00. The first installment being due on or before August 23, 1948 and one installment each respective month thereafter on the same date until all shall have been paid. Interest at the rate of six (6%) percent per annum on the unpaid balance shall be paid on each of the respective principal sums, and

~~[illegible]~~ providing for payment of attorney's 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, we, E. A. Sircy and wife, Mintya; and C. L. Ferrell and wife, Pauline

have this day bargained and sold, and do hereby transfer and convey unto the said Glenn R. Harding and wife, Bitche L., and their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 4th Civil District of said County, being lot No. 14 on the unrecorded plan of Hays Subdivision, described according to a survey made by Harvey Gee, May 4th, 1948, as follows:

Beginning on the westerly margin of Hadley Bend Road at the common corner of lots Nos. 13 and 14, said beginning point being 1814.6 feet south of the south line of the T. C. R. R. Company right-of-way; thence with the line between lots Nos. 13 and 14, westwardly 350 feet to the northwest corner of lot No. 14; thence with the west line of said lot, southwardly 60 feet to the southwest corner of said lot; thence with the south line of said lot, eastwardly 350 feet to the westerly margin of Hadley Bend Road; thence with the westerly margin of said Road, northwardly 60 feet to the point of beginning.

Being part of the property conveyed to Betty Hays by deed from Life & Casualty Insurance Company of Tennessee, Inc., of record in Book 929, Page 348, Register's Office for said County; also being the same property conveyed to C. L. Ferrell and E. A. Sircy by Betty Hays, [redacted], appearing of record in Book ____, Page ____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following restrictive covenants which shall run for a period of twenty-five years from date hereof, to-wit:

"That the said property shall not be sold, leased, or rented to any Negro or person of African descent. No residence shall be erected within 60 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.

"Residence erected upon said property shall contain not less than 650 square feet of floor space."

8 Feb 1951