K 1680

Form 1004

INSTALLMENT DEED

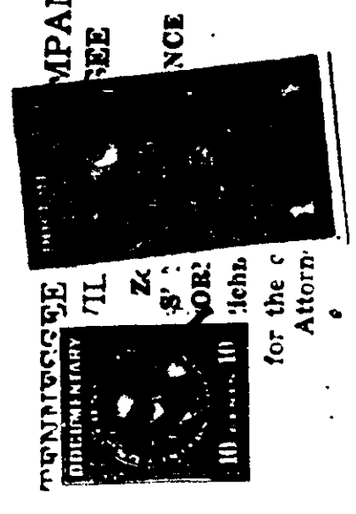
FROM J. R. Coarsey, Trustee

TO Gordon L. Wilkinson et ux

MADISON REAL ESTATE CO.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 26 day of April 19 49
at 12 o'clock M.
Noted in Book 45 Page 462
Recorded in Book Page
Recording Fee $ 4.75
By Dept. Reg.

Published by



For and in Consideration of the sum of $900.00
Nine Hundred and 00/100 ——— **Dollars,**

of which Two Hundred Eighty-one and 28/100 ——— **Dollars,**

has been paid in cash by Gordon L. Wilkinson and wife, Sara B. Wilkinson

the receipt of which is hereby acknowledged, and for the remainder $618.72

Six Hundred Eighteen and 72/100 ——— **Dollars,**

the said Gordon L. Wilkinson and wife, Sara B. Wilkinson, ——— have executed their one promissory note dated January 25, 1949, payable to J. R. Coarsey, Trustee, in monthly installments of $20.00, which includes principal and interest at 6% per annum.
The first payment being due February 25, 1949, and another payment in like amount on the 25th day of each month thereafter, until principal and interest are paid in full.

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 fees, a lien is expressly retained on the land herein conveyed, I, J. R. Coarsey, Trustee

have this day bargained and sold, and do hereby transfer and convey unto the said Gordon L. Wilkinson and wife, Sara B. Wilkinson, their heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows: Being lot No. 7 on the Map of Rainbow Terrace Subdivision, Section Two, not of record, described according to a survey by W. W. Turner Company, Engineers, August 3, 1948, as follows:
Beginning at a point in the northerly margin of Neely's Bend Road, at the common corner of lots Nos. 7 and 8; thence with the line between said lots northerly 386.6 feet to the southerly line of lot No. 27; thence with the line of lot No. 27, easterly 105.3 feet to the corner of lots 6 and 7; thence with the line between said lots, southerly 393.7 feet to the north margin of Neely's Bend Road; thence with the margin of the same westerly 109.8 feet to the beginning.

Being part of the property conveyed to J. R. Coarsey, Trustee, by deed from Rainbow Realty Company, of record in book 1357, page 456, Register's Office for said County.

Lovell and Malone, owner and holder of an installment note dated May 17, 1946, and secured by deed of trust of record in book 1353, page 240, Register's Office for Davidson County, Tennessee, for a sufficient and valuable consideration, the receipt of which is hereby acknowledged, join in this instrument for the purpose of releasing the property herein described from the lien created by the deed of trust referred to above, but no further or otherwise.

The property is sold and hereby conveyed subject to the following restrictions, to-wit:

That the property shall not be sold, leased or rented to any negro or person of African descent. No residence or dwelling shall be erected nearer the front lot line as shown on Plat, as provided by Davidson County Planning and Commission.

Lot No. 7, herein conveyed is restricted to Residence purposes only. No dwelling shall be erected costing less than $3,000, and the ground floor square feet area shall not be less than 750 square feet in the case of a one story structure nor two story structure. No outside toilets may be erected on the property.

A perpetual easement is reserved of the rear 10 feet of said lot for utility installations and maintenance, such as electric lights, gas, water main, sewerage, etc.

The restrictions herein provided shall run with the land and shall be binding upon the present and subsequent owner of said lot until August 30, 1973.

FULL RELEASE

19th April 1949
Lovell & Malone
by J. E. Malone

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