K 1728

NOTICE: This instrument must
(1) Carry U. S. I. Rev. Stamps for the total of cash plus the sum of new lien created. Present rate is 55c for each $500 or fraction thereof;
(2) be presented at County Tax Assessor's Office for transfer on tax books;
(3) be presented at County Court Clerk's Office and State Transfer Tax be paid. Present rate 15c for each $100 of total consideration plus 15c Clerk's Fee;
(4) be filed for record in County Register's Office. Recording Fee, $2.00 including one acknowledgment. Each additional acknowledgment add 25c.

The above is not part of Instrument and is not to be recorded.

INSTALLMENT DEED — TENNESSEE TITLE CO.

For and in Consideration of the sum of 650.00, - - - - - - SIX HUNDRED FIFTY AND NO/100 - - - - - - Dollars,

of which - - - - - - - TWO HUNDRED AND NO/100 - - - - - ($200.00) - - - - Dollars,

has been paid in cash by James M. Dickerson and wife, Vernon Dickerson,

the receipt of which is hereby acknowledged, and for the remainder of $450.00, - - - - - - - FOUR HUNDRED FIFTY AND NO/100 - - - - - - Dollars,

the said James M. Dickerson and wife, Vernon Dickerson, have executed their one joint, principal note of even date herewith, payable to the grantors herein, for the sum of $450.00, payable $20.00 monthly, beginning one month from date, and bearing interest at the rate of 6% per annum, payable monthly, on the unpaid balance of the principal from time to time remaining unpaid,

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, we, James Miller and wife, Annie R. Miller,

have this day bargained and sold, and do hereby transfer and convey unto the said James M. Dickerson and wife, Vernon Dickerson, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 53 on the Map of Part of Free Silver Plan, as of record in Book 332, page 46, Register's Office for said County, described as follows:
Beginning at a point in the northerly margin of Lincoln Street, at the corner of Lots 53 and 54; thence with the line between said lots, northerly 572 feet to a point; thence south 79¼° east 320.2 feet to the corner of Lots 52 and 53; thence with the line between said lots, southerly 473 feet to the north margin of Lincoln Street; thence with the margin of the same westerly 300 feet to the beginning, containing 3.59 acres, more or less.
Being part of the property conveyed to James Miller and wife, Annie R. Miller, by deed from Mrs. Adra Winters, of record in Book 1194, page 550, said Register's Office.

An easement for the use and benefit of the adjoining property is reserved, said easement to be 25feet in width, for roadway purposes, along the west line of the lot herein conveyed.

The above described property is conveyed subject to the following restrictive covenants, which shall be covenants running with the land and binding upon the grantees herein, their heirs and assigns, for a period of twenty-five years from date hereof:

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

2. That the sewerage from the residence and outbuildings on the premises must meet the requirements of the sanitary laws of the Health Authority having jurisdiction.

3. That no nuisance of any kind shall be maintained or allowed on the premises nor any use thereof made or permitted which shall be noxious or dangerous to health.

4. That no residence costing less than $4,000.00 exclusive of the cost of outbuilding and other improvements shall be erected or maintained on said lot, and the said residence shall be constructed of brick, concrete blocks or stone.

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