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INSTALLMENT DEED J. R. WEST FORM THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of

One Thousand Four Hundred Fifteen ($1,415.00) and no/100 - - - - - - - - - - - - Dollars,

of which Three Hundred Sixty-five ($365.00) and no/100 - - - - - - - - - - - - Dollars,

has been paid in cash by Carl E. Gadsey and wife, Bessie Baker Gadsey

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

One Thousand Fifty ($1,050.00) and no/100 - Dollars,

the said Carl E. Gadsey and wife, Bessie Baker Gadsey ve ha

executed their one joint promissory note, bearing even date herewith, for $1,050.00, falling due on or before 2 years from date, with interest at the rate of 5% per annum, and said note is payable to the order of Jackson Realty Company, Inc.,

~~and providing for payment of attorney's fees~~, 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, JACKSON REALTY COMPANY, INC., a corporation organized and existing under the laws of the State of Tennessee, with its principal office at Nashville, has ~~have~~ this day bargained and sold, and do hereby transfer and convey unto the said Carl E. Gadsey and wife, Bessie Baker Gadsey, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 27 of Block "D" on the plan of Jackson Park, Section 3, not of record, described according to a survey made by James A. Hamilton, Surveyor, December 6, 1948, as follows:

Beginning on the northerly margin of Winding Way at the corner of lots Nos. 27 and 28, and being the southwest corner of property conveyed to R. K. Galloway and wife by deed from Jackson Realty Company, Inc. of record in book 1334, page 398, Register's Office for said County; thence with the line between lots Nos. 27 and 28, northwardly 210 feet; thence westwardly 200 feet to the corner of lots Nos. 26 and 27; thence with the line between said lots, southwardly 225 feet to the northerly margin of Winding Way; thence with the northerly margin of same, eastwardly 200 feet to the beginning. Being part of the property conveyed to Jackson Realty Company, Inc. by deed from Newman Cheek and wife, of record in book 846, page 702, said Register's Office.

The property in Jackson Park Subdivision (Section three) is sold subject to the following restrictions which are hereby declared to be covenants running with the land and shall be binding upon all subsequent purchasers and owners thereof, until the first day of May, 1960.

FIRST: The lots in said subdivision (Section three) shall be used only for residences for dwelling purposes, and only one residence may be built on each lot. Plans for residence must be approved by Newman Cheek.

SECOND: The residences so constructed on said lots shall be built as far back as the building line as shown on the plat of Section Three, Jackson Park, unrecorded plan, and no part of any residence or the porch to same shall be across or in front of said building line. No lot is to be re-subdivided. All residences in Section Three of said subdivision shall be of brick, or brick veneer or stone. No business house shall be constructed in Section Three of said subdivision. No outhouse shall be constructed until after the residence shall have been partly constructed or built within 150 feet of the street line and no signs shall be placed on any vacant or unimproved lot.

THIRD: The right is reserved to cut the grass and weeds and clean up the lots in said subdivision.

FOURTH: None of the lots in said subdivision shall be sold to, leased to or owned by persons of Negro or African descent.

FULL RELEASE

25 April 1951
Jackson Realty Co. Inc.
Jerrold Cheek Pres.

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