K 1944

29707

INSTALLMENT DEED

FROM
Charles Phillips, et ux

TO
A. L. Johnson, et ux

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
of MAR 1951
at 12:45 o'clock P. M.
Noted in Book 1944
Recording Fee $ 2.00
JAMES F. WILSON, Register
By [illegible] Dpt. Reg.

Earl Thompson, Attorney
1311 Nashville Trust Bldg.
Nashville, Tennessee
Tel. 4-0639

FORM 104 COATES & PARKES CO., NASHVILLE

For and in Consideration of the sum of FIVE THOUSAND AND NO/100 - ($5,000.00) - - - - - - - - - - - - - - - - Dollars, of which TWO THOUSAND AND NO/100 - - - - - - - - ($2,000.00) - - - - - - Dollars, has been paid in cash by A. L. Johnson and wife, Floy F. Johnson the receipt of which is hereby acknowledged, and for the remainder THREE THOUSAND AND NO/100 - - - - - - - - - - - - - - ($3,000.00) - - - - - - - - - - - - - - - - Dollars, the said A. L. Johnson and wife, Floy F. Johnson have executed and delivered their Vendor's Lien Note of even date herewith, payable to the order of Charles Phillips. Said note is payable in one hundred twenty (120) installments of Twenty-Five ($25.00) Dollars per month, principal, and in addition to the principal payment they shall on each principal paying date pay interest at the rate of six (6%) per cent per annum on the unpaid balance. The first installment being due on or before April 12, 1951, and a principal and interest payment successively due each succeeding month thereafrom on the same paying date until all principal and interest payments shall have been paid.

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, Charles Phillips and wife, Gladys Phillips, have this day bargained and sold, and do hereby transfer and convey unto the said A.L. Johnson and wife, Floy F. Johnson, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Being lots Nos. 11 and 12 of Block "I" 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 easterly margin of Eastdale Drive at the corner of lots Nos. 10 and 11; thence with the line between lots Nos. 10 and 11 and the north line of lot 7 eastwardly 450 feet, more or less, to the southwest corner of lot No. 6; thence with the west line of lots Nos. 5 and 6 and the east line of lots Nos. 11 and 12 northwardly 337.6 feet, more or less, to the corner of lots Nos. 3, 4, 5, 12 and 13; thence with the line between lots Nos. 12 and 13 westwardly 375 feet, more or less, to the easterly margin of Eastdale Drive; thence with the easterly margin of said Drive southwardly 260 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, Register's Office for said County; and being the same property that was last conveyed to Charles Phillips by deed from Jackson Realty Company, Inc., of record in book 1848, page 183, 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.

FULL RELEASE

8 Feb 1952

G 297