2016

44747

INSTALLMENT DEED

FROM

N. H. HUTSON AND WIFE,

MATTIE HUTSON,

TO

TOM L. WARD AND WIFE,

MORA WARD

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 31 day
of AUG A. 1951
at 1:03 o'clock P. M.
Noted in Book 26 Page 206
Recorded in Book ____ Page ____
Recording Fee ____ $2.50
JAMES P. WILSON, Register
By C. J. McKinley Dpt. Reg.

TT. No. ____

TENNESSEE TITLE COMPANY
[redacted]

Form 1004 - HESSEY

For and in Consideration of the sum of - - One Thousand and No/100 - - - - - - - -

- -($1000.00) - Dollars,

of which - - - Two Hundred, Fifty and No/100 - - - - - - - - - - - - Dollars,

has been paid in cash by Tom L. Ward and Wife, Mora Ward,

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

- - Seven Hundred, Fifty and No/100 - -($750.00) - - - - - - - - - - - - Dollars,

the said Tom L. Ward and Wife, Mora Ward, have

executed their thirty (30) promissory lien notes of even date herewith, payable to the order of N. H. Hutson, said notes being in the principal sum of Twenty-Five ($25.00) Dollars each, with the accumulated interest on all added to the face of each note as it matures, making the face amount of the first note in the sum of Twenty-Eight and 75/100 ($28.75) Dollars and each succeeding note being for 12¢ and 13¢ alternately less than the preceding note. The furst note is due on July 7, 1951, and thereafter on the 7th day of each month until all are fully paid.

all of said notes ~~bearing interest from date~~ 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, N. H. Hutson and Wife, Mattie Hutson,

have this day bargained and sold, and do hereby transfer and convey unto the said - Tom L. Ward and Wife, Mora Ward, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lots Nos. 102 and 103 on the Map of Maplewood Heights, of record in Book 547, pages 77 and 78, Register's Office for said County.

Said lots adjoin and front 100 feet each on the easterly side of Edwards Avenue and run back between parallel lines 300 feet to a dead line.

Being a part of the property conveyed to N. H. Hutson by two deeds from J. E. Saunders and wife, of record in Book 675, page 196, and in Book 689, page 36, said Register's Office.

It is a condition of this conveyance, without which the conveyance would not have been made, that the said Tom L. Ward and Wife, Mora Ward, their heirs and assigns and each sucessor in interest, for a period of 20 years from date shall abide by the following restrictions:

(1) Said lot shall be used for residential purposes only.
(2) The ground floor area of any residence, exclusive of open porches, garages, terraces, etc. shall not be less than 800 square feet.
(3) The exterior of the house shall be of wood siding, brick, concrete blocks or asbestos shingles.

FULL RELEASE

31 Aug 1954

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