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45833

INSTALLMENT DEED

G-78168 -mk FROM CUMBERLAND DEVELOPMENT COMPANY

TO J. T. DENNIS ET UX

REGISTER'S OFFICE STATE OF TENNESSEE DAVIDSON COUNTY

Received for record 1951 at 2:39 o'clock P.M. and recorded in Book 1633 Page 233

Recording Fee 2.75

JAMES F. WILSON, Dpt. Reg.



COMPANY
ESSEE
URANCE
y this
of
Attorneys at Law.

Form 1004 - HESSEY

INSTALLMENT DEED — TENNESSEE TITLE CO.

For and in Consideration of the sum of $3,000.00,

------ THREE THOUSAND AND NO/100 ------ Dollars,

of which ---- THREE HUNDRED AND NO/100 ------ ($300.00) ------ Dollars,

has been paid in cash by J.T. Dennis and wife, Rose Ellen Dennis

the receipt of which is hereby acknowledged, and for the remainder of $2,700.00,

----- TWO THOUSAND SEVEN HUNDRED AND NO/100 ----- Dollars,

the said J. T.Dennis and wife, Rose Ellen Dennis have executed their three joint, principal notes, of even date herewith, payable to the order of the grantor herein, for the sum of $900.00 each, due one, two and three years from date, with interest at 6% per annum, payable annually, -----

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, CUMBERLAND DEVELOPMENT COMPANY, a Tennessee corporation,

has this day bargained and sold, and does hereby transfer and convey unto the said J. T. Dennis and wife, Rose Ellen Dennis, their heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows: Being part of an unnumbered tract known as part of Block "C" on the unrecorded Map of Marthonna, and described according to a copy of a survey made July 27, 1951, by Harvey Gee, Surveyor, as follows: Beginning at a point in the easterly margin of Granscroft Road, as extended, at the southwest corner of the property conveyed to Haggard M. Newman and wife, by deed of record in Book 1915, page 535, Register's Office for said County, at an iron pin; thence along Newman's south line, south 87° 15' east 270.7 feet to a corner of Lots 22 and 23 of said Block "C" on the Plan of Marthonna; thence with the westerly or rear line of Lots 23 to 30, inclusive, of said Block "C", south 2° 45' west, along a fence, 200 feet to an iron pin at the corner of Lots 30 and 31 of said block; thence north 87° 15' west 270.7 feet to an iron pin in the easterly margin of Grayscroft Road, extended; thence with the margin of said Road, north 2° 45' east 200 feet to the beginning. Being part of the property conveyed to Cumberland Development Company by deed from Nona May Ezell, of record in Book 1055, page 85, said Register's Office.

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, and which are as follows:

A. That all buildings erected on said land shall be of uniform distance from the front property line, which shall in no instance be nearer than 70 feet from the front line of said lot.

B. This property is permitted to be used for residence purposes only, and is subject to the following building restrictions as herein set forth, to-wit: No residence shall be erected thereon having less than 1100 square feet of floor space on the first floor, exclusive of attached garages and porches, and must be constructed of either brick, stone or masonry.

C. That the said residence must be completely constructed before occupied as living quarters

D. That if the garage is not attached to said residence, it must be set back 120 feet from the front property line.

E. That no nuisance of any kind shall be maintained or allowed on the premises, nor any use be made of the property which shall be noxious or dangerous to health. (over)

21 ft. R 95 ft

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