K 2096

7/28/53

INSTALLMENT DEED

75234

G-82783 - mk FROM
JOHN C. JOHNSON ET UX

TO
ELIJAH HASTON JOHNSON ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for [illegible] SEP 30 1953 at 10:07 A.M.
Recorded in Book 1787 Page 558
Fee $2.50
JAMES F. WILSON, Register
By M. M. Hanley D.C.
IT No.

TENNESSEE TITLE COMPANY
320 Union Street
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia
for the convenience of Attorneys at Law.

Form 1004 - HESSEY

APPROVED
C. H. BAILEY, JR.
ATTORNEY

For and in Consideration of the sum of $1,500.00,

- - - - - - - - ONE THOUSAND FIVE HUNDRED AND NO/100 - - - - Dollars,

of which - - - - - FIVE HUNDRED AND NO/100 - - - - - ($500.00) - - - - Dollars,

has been paid in cash by Elijah Haston Johnson and wife, Ella C. Sellers Johnson,

the receipt of which is hereby acknowledged, and for the remainder of $1,000.00,

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

the said Elijah Haston Johnson and wife, Ella C. Sellers Johnson, the grantees herein,

have executed their two joint, principal notes, of even date herewith, payable to the order of J. C. Johnson, for $500.00 each, the first due December 25, 1953 and the second due on December 25, 1954, with interest at 6% per annum, - - - -

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, John C. Johnson and wife, Lois Johnson,

have this day bargained and sold, and do hereby transfer and convey unto the said Elijah Haston Johnson and wife, Ella C. Sellers Johnson, their heirs and assigns, certain real estate in the 12th, formerly 21st Civil District of Davidson County, Tennessee, as follows: Being part of the J. C. Johnson 127-acre tract, and described according to a copy of a survey thereof made by Morris H. Hickerson, Surveyor, June 30, 1951, as follows:

Beginning at a point in the center line of Knight Road, as now located, at the intersection of the center line of said road with the easterly margin of said original Johnson 127-acre tract; thence north 1° west 146 feet to a point in a fence line, being the west line of the property conveyed to Edward F. Dunn and wife by deed from H. C. Maddux and wife, of record in Book 1191, page 207, Register's Office for said County; thence with said Dunn's west line and along said fence, north 1° west 1275.2 feet to the northeast corner of said Johnson 127-acre tract, being in Teasley's formerly G. Marshall's, line; thence along Teasley's line, and along an old fence, south 86° 30' west 306 feet to a point; thence south 4° 30' west 1157.6 feet to the center line of said Knight Road, as now located; thence with the center line of said road, southeasterly along a slight curve, to the point of beginning.

Being part of the property conveyed to John C. Johnson and wife, Bessie Carmine Johnson, by deed from Dave Gifford and wife, of record in Book 1272, page 565, said Register's Office, the said Bessie Carmine Johnson having since died, and said John C. Johnson having remarried.

The above described property is conveyed subject to the following restrictions, which shall be covenants running with the land, binding upon the present owners, their heirs and assigns:

1. The buyer of this property cannot build a house with floor space of less than 1000 feet.
2. The buyer cannot build any block dwellings. The house must be weather-boarded, drop-siding, asbestos siding, brick or stone.
3. Buyer cannot build any building for the purpose of housing livestock within 400 feet of Knight Road. There will be no restrictions as to buildings for the purpose of housing livestock beyond the 400-foot restriction north of Knight Road.

FULL RELEASE

F. J. Wilson Jr. 7 Jan. 1953
W. Stephens

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