2141

NOTICE: This instrument must
(1) Carry U. S. I. Rev. Stamps for the total of cash plus the sum of new lien created. Present rate is 55c for each $500 or fraction thereof;
(2) be presented at County Tax Assessor's Office for transfer on tax books;
(3) be presented at County Court Clerk's Office and State Transfer Tax be paid. Present rate 15c for each $100 of total consideration plus 15c Clerk's Fee;
(4) be filed for record in County Register's Office. Recording Fee, $2.00 including one acknowledgment. Each additional acknowledgment add 25c.

The above is not part of Instrument and is not to be recorded.

INSTALLMENT DEED — TENNESSEE TITLE CO.

For and in Consideration of the sum of ONE THOUSAND TWO HUNDRED FIFTY AND NO/100 ($1,250.00) ---------- Dollars,

of which TWO HUNDRED FIFTY AND NO/100 ($250.00) ---------- Dollars,

has been paid in cash by Leo Saad

the receipt of which is hereby acknowledged, and for the remainder ONE THOUSAND AND NO/100 ($1,000.00) ---------- Dollars,

the said Leo Saad ha s executed and delivered his promissory note in the principal amount of ONE THOUSAND AND NO/100 ($1,000.00) DOLLARS payable to the order of "MRS. ERA DONNELL", due and payable in monthly instalments of THIRTY AND 43/100 ($30.43) DOLLARS each, including interest at the rate of 6 per cent per annum from date on so much of the principal amount of $1,000.00 as remains unpaid from time to time with the remainder of each instalment applicable to the principal. The first one of said instalments falls due on April 25, 1953 and the others on or before the 25th day of each and every succeeding month respectively thereafter until both principal and interest will have been fully paid.

~~And~~ said note~~, bearing six per cent interest from date, and~~ providing for payment of attorney's fees, and to secure the payment of said note, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, Mrs. Era Donnell, a widow has ~~have~~ this day bargained and sold, and do hereby transfer and convey unto the said Leo Saad, unmarried, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A small tract of land in the 12th District of Davidson County, Tenn., and described according to a survey made by Geo. W. Watkins, Surveyor, March 27, 1953, as follows:

Beginning at a point in the center line of Buena Vista Pike 253.6 feet north of the northwest corner of the school lot, being the northwest corner of the property conveyed to Saad by deed of record in Book 2103, page 298, Register's Office for said County; thence with Saad's North line, North 71° 30' East 570 feet to the center line of Whites Creek; thence with the center line of the same North 18° East 110 feet more or less to a point; thence South 74° 15' West 640 feet to a point in the center line of Buena Vista Pike; thence with the center line of the same South 20° 45' East 125 feet to the point of beginning, containing 1.45 acres more or less.

Being part of the property conveyed to Mrs. Era Donnell by deed from Felix G. McBroom and wife, of record in Book 1286, page 240, Register's Office for said County.

The following covenants shall attach to and run with the land herein conveyed:

1. That the premises herein shall be used for resident purposes only.
2. That no residence or dwelling house shall be erected wholly or partly upon these premises with living floor space of less than 1,000 square feet (excluding all porches and garages).
3. No dwelling house or other structure shall be erected wholly or partly closer than 40 feet of the easterly margin of Buena Vista Pike.
4. Premises herein conveyed are restricted to one residence only.

Conveyance is made subject to easement granted Southern Bell Tel.& Tel. Co. of record in Book 1941, page 113, Register's Office for said County.

O.K. Morris & Bullington

FULL RELEASE

26 Mar. 1953

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