2157

107609

INSTALLMENT DEED

FROM

Maurice P. Frey & wife

TO

Richard E Choate & wife

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Avenue, North
NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day of AUG [illegible]
at 10:04 o'clock [illegible]
Noted in Book [illegible] Page [illegible]
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.50
JAMES P. WILSON, Register
By [illegible] Dpt. Reg.

FOR AND IN CONSIDERATION of the sum of One Thousand and Three Hundred
($1,300.00)- - - - - - - - - - - - - - - - - - Dollars,
- Dollars,
of which Two Hundred and no/100 ($200.00) - - - - - - - - - -
has been paid in cash by Richard E. Choate and wife Marie Nash Choate
the receipt of which is hereby acknowledged, and for the remainder of Eleven Hundred
($1,100.00)- Dollars,
have
the said Richard E. Choate and wife Marie Nash Choate
executed their joint prommisory note of even date herewith in the sum of ~~$XXXXX~~ $1,100.00. This $1,100.00 balance to be paid at the rate of $40.00 per month plus 6% interest until the entire balance of $1,100.00 is paid. The first payment is to be made the first month following date of note, and payment is to be made each month thereafter until the full amount has been paid.

all of said notes bearing six per cent interest from date, and providing for payment of attorney 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, Maurice P. Frey and wife Annie L. Frey

have this day bargained and sold, and do hereby transfer and convey unto the said Richard E. Choate and wife Marie Nash Choate heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows: Lot No. 4, in the W. H. Tinnin Subdivision described according to a survey made October 11, 1948, by J.H. Scott surveyor, in the 10th, formerly the 20th, Civil District of Davidson County, Tenn., and more particularly described according to this survey made, as follows:

Said lot No. 4 fronts 100 feet on the west side of Tennessee Highway U.S. 41 and runs backbetween parallel lines 250 feet to a dead line and shows 100 ft on the rear line, and being part of the same property conveyed to Lottie Tinnin by deed of record in Book 1264, page 366, R.O.D.C., Tennessee, and later deed from James B. Ayers, et Vir to Maurice P. Frey, Et. Ux., of record in book 1969, page 433.

Lot No. 14, fronting 100 feet on Old Dickerson Pike and runs back 280 feet on south line and 270 feet on North line, and 100 feet on the rear. This lot being a part of the same property conveyed to W. C. Moncrief & Co. Inc., by Deed of record in book 1646, page 615, Register's office of said County to Maurice P. Frey and wife Annie L. Frey, by deed of record in Book 1756, page 254, Register's office of said County

The above described property is conveyed subject to the following restrictions until January 1, 1968, which are covenants running with the land:
1. The purchasers, their heirs, representatives and grantees shall not erect on said lot any residence with less than 700 square feet of floor space, exclusive of porches, provided however that a private garage and other necessary outbuildings may be erected.
2. No residence, nor any part thereof, except steps, shall be erected nearer than forty (40) feet of the front boundary line of said lot.
3. The purchasers, their heirs, representatives and grantees, shall not sell or lease said property to any person of the negro race.
4. Said property shall not be used for any business purposes, but solely for residential purposes.

FULL RELEASE

2 Feb 1955

J. P. Wilson
J. C. Garrett D.R.

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