K 2245

7669

INSTALLMENT DEED

FROM E. U. Buchi et ux.

TO Oliver J. Thompson et ux.

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
S.W. Corner 3rd and Union
NASHVILLE, TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 4th day of JAN 1954 at 11:26 o'clock A.M.
Noted in Book 21 Page 346
Recorded in Book ___ Page ___
Recording Fee $2.50
JAMES P. WILSON, Register
By L. Pennebaker
Dep. Reg.

FORM 104

For and in Consideration of the sum of

Sixteen Thousand Seven Hundred Fifty and no/100 - ($16,750.00) - - - - - Dollars,

of which One Thousand Seven Hundred Fifty and no/100 - ($1,750.00) - - - - Dollars,

has been paid in cash by Oliver J. Thompson and wife, Frances M. Thompson

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

Fifteen Thousand and no/100 - ($15,000.00) - - - - - - - - - - - - - - - - Dollars,

the said Oliver J. Thompson and wife, Frances M. Thompson have

executed their note of even date herewith payable to the order of E. U. Buchi, in the principal sum of $15,000.00, in 276 monthly installments of $100.33 each which includes principal and interest at 6% the first installment falling due on the 4th day of December, 1953 and the others monthly thereafter until all are paid, the privilege being reserved of paying any number of said monthly payments or this note may be paid in full on any paying date, such payments to be credited to the installments not due in the inverse order of their maturity.

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, E. U. Buchi and wife, Lottie Buchi

have this day bargained and sold, and do hereby transfer and convey unto the said Oliver J. Thompson and wife, Frances M. Thompson, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 9th, formerly the 14th, Civil District of said County, being lot No. 2 on the Plan of Harpeth Heights, Section 2, not of record, described according to a survey made by Hal R. Swann, Jr., March 9, 1953, as follows:
Beginning on the northerly margin of Highway No. 100 at the southwest corner of the property conveyed to Marvin F. King and wife, by deed from E. U. Buchi and wife, of record in book 2139, page 535, Register's Office for said County, being the corner of lots Nos. 1 and 2; thence with the line between said two lots northwardly 177 feet; thence westwardly 149.2 feet to the corner of lots Nos. 2 and 3; thence with the line between said two lots southwardly 188.8 feet to the northerly margin of Highway No. 100; thence with said Highway eastwardly 150 feet to the beginning.
Being part of the property conveyed to E. U. Buchi by deed from C. H. Forehand of record in book 936, page 582, said Register's Office.

This conveyance is made subject to the following restrictive covenants:

1. That said land shall be used for residences for dwelling purposes only and not otherwise, and only one dwelling shall be erected on each lot.
2. All residences shall be built of brick, stone or stucco. All residences shall be erected so that the main front wall thereof shall be on a line sixty-five (65) feet from the street on which said land fronts and thirty-five (35) feet of the side line.
3. No residence proper shall be erected on any of said lots which shall cost less than Ten Thousand ($10,000.00) Dollars at a reasonable estimate.
4. No nuisance or pests of any kind shall be kept on premises on said property.
5. It is further contracted and agreed that these covenants and agreements are express covenants which run with the land and shall be binding upon the purchaser and every purchaser or owner succeeding to this land for a period of twenty (20) years from the date of this conveyance.

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