K 2291

INSTALLMENT DEED

FROM Alleen P. Gardner

25697

TO John T. Lester et ux.

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

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 20 day of JUL 1954 at 10:27 A.M.
Noted in Book 2291 Page 317
Recorded in Book ___ Page ___
RECORDING FEE $ 1.25
JAMES T. SWANN, Register
By Ellen Dep.



FORM 104

For and in Consideration of the sum of

Two Thousand Three Hundred Sixty-three and 50/100 - - ($2,363.50) - - - - Dollars,

of which Seven Hundred Sixty-three and 50/100 - - ($763.50) - - - - - - - - - Dollars,

has been paid in cash by John T. Lester and wife, Evelyn H. Lester

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

One Thousand Six Hundred and no/100 - - - - ($1600.00) - - - - - - - - - - - Dollars,

the said John T. Lester and wife, Evelyn H. Lester have executed their note, of even date herewith, for $1,600.00, payable to the order of Alleen P. Gardner in four semi-annual installments of $400.00 each, the first installment falling due January 12, 1955 and the others semi-annually thereafter, with privilege of paying entire balance on any semi-annual payment date,

all of said notes bearing six per cent interest from date, payable semi-annually, 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. I, Alleen P. Gardner have this day bargained and sold, and do hereby transfer and convey unto the said John T. Lester and wife, Evelyn H. Lester, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 7th, formerly the 11th, Civil District of said County, described according to a survey made by Stephen A. Draper, Surveyor, July 6, 1954, as follows:
Beginning at a point in the center of Oman Memorial Drive, 1250 feet easterly from the intersection of the center line of said Drive and the center of Granny White pike; thence northwardly 429 feet to the southern boundary line of said Eddy Arnold property; thence with the southern boundary line of said Arnold property and a fence north 69° 35' east 303.7 feet to an iron pin; thence south 5° 30' west 607 feet to the center of said Drive; thence with the center of said Drive, north 72° west 81.5 feet to the beginning of a curve; thence around said curve having a radius of 507 feet northwestwardly 143.5 feet to the beginning, containing 3.29 acres, more or less.
Being part of the property conveyed to Alleen P. Gardner by deed from Maurice E. Mattingly and wife, of record in book 2196, page 279. Register's Office for said County.

It is hereby agreed that as a part of the consideration for this conveyance the herein described property shall be restricted as follows:

1. The said property to be used for residential purposes only, and the residences to be erected thereon shall be confined to one or two family dwellings.

2. Not more than two residences shall be erected on the tract herein conveyed.

3. The residences and garages erected shall be of standard brick-veneer or stone-veneer construction. Nothing in this restriction, however, shall prevent the use of wood, asbestos shingles, or stucco being used in the gables, on the walls bounding porches or patios, or along the front wall of the house for architectural treatment.

4. The first floor area of a single family residence erected on said tract shall contain a minimum of 1200 square feet, the floor area of a single story two-family residence erected on said tract shall contain a minimum of 1600 square feet. The first floor area of a two-family residence having more than one story erected on said tract shall contain a minimum of 1000 square feet; in all cases the minimum area required may include a one car attached garage.

FULL RELEASE

9 July 1956

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