K 2304

INSTALLMENT DEED

Allean P. Gardner and husband, Howard Gardner

Robert B. Sawyer and wife, Jessie Sawyer

Attorneys Title Company
Title Guaranteed
120 Union Street
NASHVILLE, TENN.
Agents For
American Title & Insurance Co.
MIAMI, FLA.

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE
NOV 8 1954
Fee $ 2.75 Tax $ 1.17

For and in Consideration of the sum of Three Thousand ($3,000.00) Dollars Dollars, of which Five Hundred ($500.00)------ Dollars, has been paid in cash by Robert B. Sawyer and wife, Jessie Sawyer the receipt of which is hereby acknowledged, and for the remainder Two Thousand Five Hundred ($2,500.00)------ Dollars, the said Robert B. Sawyer and wife, Jessie Sawyer have executed their joint promissory note of even date herewith payable to Allean P. Gardner on or before 12 months from date, said note being for the principal sum of Two Thousand Five Hundred ($2,500.00) Dollars and interest. Said note is payable in Nashville, Tennessee.

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, Allean P. Gardner and husband, Howard Gardner

have this day bargained and sold, and do hereby transfer and convey unto the said Robert B. Sawyer and wife, Jessie Sawyer, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 16th Civil District of Davidson County, Tennessee, being part of the Gardner heirs' farm described according to a survey made by Stephen A. Draper, Surveyor, June 1, 1954, as follows:

Beginning at a point in the center line of Oman Memorial Drive, said point being 900 feet from the center line of Granny White Pike as measured along the center line of Oman Memorial Drive; thence north 11° 58' west 355.5 feet to a point in Arnold's South line; thence with Arnold's line north 68° 35' east 451 feet to a point, said point being a 4" locust in a ditch; thence due south 453.7 feet to a point in the center line of Oman Memorial Drive; thence with the center line of the same and the curve of the same westwardly 350 feet to the beginning, containing 3.57 acres more or less.

Being part of the same property conveyed to Alleen P. Gardner by deed from Maurice E. Mattingly and wife, Nancy Mattingly 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 above described property shall be restricted as follows:

1. The 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 one residence shall be erected on the tract herein conveyed.

3. The residence and garage 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 walls bounding porches or patios, or along the front wall of the house for architectural treatment.

FULL RELEASE

17 Aug 1955

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