K 2397

Book 2397 Page 6

INSTALLMENT DEED

FROM 54810
P. M. Chaffin et ux

TO
Burton E. Sears et ux

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
225 Third Ave., North
NASHVILLE, TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record APR 27 1956
at 1:20 o'clock P.M. and recorded in Book 2397 Page 794
Fee $2.20
Register

FORM 104 COPIES 6 SHEETS CO. NASHVILLE

For and in Consideration of the sum of One Thousand Three Hundred Fifty and no/100 - ($1,350.00) - Dollars, of which Two Hundred Fifty and no/100 - - - -($250.00) - - - - - - - - - - - - - Dollars, has been paid in cash by Burton E. Sears and wife, Christine E. Sears the receipt of which is hereby acknowledged, and for the remainder One Thousand One Hundred and no/100 - - - - - - - - -($1100.00) - Dollars, the said Burton E. Sears and wife, Christine E. Sears have executed their note of even date herewith for $1100.00, payable to the order of P. M. Chaffin and wife, Ruby Chaffin, in 44 monthly installments of $25.00 each, with interest at the rate of 6% per annum on the unpaid balance, payable monthly, the first installment falling due on or before one month from date and others monthly thereafter until all are paid,

~~and providing for payment of attorney's fees, and~~ 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, P. M. Chaffin and wife, Ruby Chaffin

have this day bargained and sold, and do hereby transfer and convey unto the said Burton E. Sears and wife, Christine E. Sears, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 12th, formerly the 21st, Civil District of said County, described according to a survey made by Ralph W. C. Lambert, Surveyor, April 7, 1955, as follows: Beginning in the center of Whites Creek Pike at the southeast corner of the property conveyed to James H. Pirtle and wife, by deed from P. M. Chaffin and wife, of record in book 2346, page 624, Register's Office for said County; thence with the center of said Pike south 38° 20' east 100 feet to an iron pin, the northeast corner of the property conveyed to Burton H. Barnes and wife, by deed from P. M. Chaffin and wife, of record in book 2395, page 46, said Register's Office; thence with the northwesterly line of said Burton property south 59° 20' west 1030 feet to an iron pin in the center of Whites Creek; thence with the center of said Creek northwardly 100 feet to the southeasterly line of said Pirtle property; thence with said line north 48° east 962 feet to the beginning.
Being part of the property conveyed to P. M. Chaffin and wife, Ruby Chaffin by deed from Currey L. Turner and wife, of record in book 2301, page 637, said Register's Office.

"Above property is conveyed subject to the following restrictions which shall run with the land and be binding on all purchasers and owners thereof for a period of ten years from date of this deed:
No residence or dwelling house shall be constructed, maintained or occupied on said property within 250 feet of the westerly margin of Whites Creek Pike which has less than 850 square feet of floor space on the first or ground floor exclusive of any attached garages or other structure. Except as to the foregoing, said property is not restricted, and may be used for all lawful purposes."

...lawful names of the claim secures by the mortgage ... satisfaction thereof or purchase or the lien ...

FULL RELEASE

24 April 1956
Title Mate Co
By Winston M Moore Jr

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