K 2698

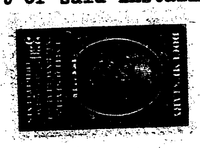
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NOTICE: This instrument must
(1) Carry U. S. I. Rev. Stamps for the total of cash plus the sum of new lien created. Present rate is 55c for each $500 or fraction thereof;
(2) be presented at County Tax Assessor's Office for transfer on tax books;
(3) be presented at County Court Clerk's Office and State Transfer Tax be paid. Present rate 15c for each $100 of total consideration plus 15c Clerk's Fee;
(4) be filed for record in County Register's Office. Recording Fee, $2.00 including one acknowledgment. Each additional acknowledgment add 25c.

The above is not part of Instrument and is not to be recorded.

INSTALLMENT DEED — TENNESSEE TITLE CO.

For and in Consideration of the sum of TWO THOUSAND, NINE HUNDRED SIXTEEN AND 00/100 ($2,916.00)----------Dollars, of which ---ONE THOUSAND ($1,000.00)----------Dollars, has been paid in cash by H. T. Kittrell and wife, Lella Gene Kittrell, the receipt of which is hereby acknowledged, and for the remainder of ONE THOUSAND, NINE HUNDRED SIXTEEN AND 00/100 ($1,916.00)----------Dollars, the said H. T. Kittrell and wife, Lella Gene Kittrell, ha ve executed their joint promissory note of even date herewith payable in seven (7) annual installments--the first six (6) of which are in the amount of Three Hundred ($300.00) Dollars and the seventh (7th) in the amount of One Hundred Sixteen ($116.00) Dollars--and bearing interest at the rate of 6% per annum, payable annually, in addition to the aforementioned annual payments--the first of said installments coming due one (1) year from date,



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, we, P. M. Chaffin and wife, Ruby Chaffin,

have this day bargained and sold, and do hereby transfer and convey unto the said H. T. Kittrell and wife, Lella Gene Kittrell, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 9th, formerly 14th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Map of the Subdivision of J. C. Satterfield Farm, of record in Book 421, page 135, Register's Office for said County, and described according to a copy of a survey thereof made by Ralph W. E. Lambert, Surveyor, made May 27, 1956, as follows:

BEGINNING at an iron pin in the easterly margin of Harding Road at the corner of Lots 3 and 4 of said Satterfield Farm; thence with the line of said Road, north 35° 30' east 480 feet to an iron pin; thence south 63° 50' east 684 feet to an iron pin; thence south 33° 30' west 135 feet to an iron pin in the line between said Lots 3 and 4; thence with said line north 88° west 805 feet to the point of beginning, containing 4.86 acres, more or less.

Being part of the property conveyed to P. M. Chaffin and wife, Ruby Chaffin, by deed from J. Holmes Anderson, et al, of record in Book 421, page 135, Register's Office for said County.

This conveyance is made subject to the following conditions and restrictions which shall run with the land and be binding upon the grantees, their heirs and assigns, until January 1, 1977:

1. No building shall be erected upon, or moved onto, said land to be used otherwise than for private dwellings or improvements in connection therewith.
2. No residence or dwelling house shall be erected on said property which, exclusive of porches and garages, shall contain less than 1200 square feet of floor space.
3. No nuisance of any kind shall be permitted or maintained on the premises nor any use thereof made or permitted which shall be noxious or dangerous to health.
4. No building shall be erected on the property any part of which shall be within 100 feet of the southerly margin of Highway 100.

FULL RELEASE

30 Mar 1960
P. M. Chaffin

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