K 2805

INSTALLMENT DEED

FROM
Houston T. Ezell and
Charles D. Whorley

TO
Erby J. Owen, et ux

379956

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19
11:42 A.M. 1958
Recorded in Book 2805 Page 200
Recording fee $2.50
JAMES P. WILSON, Register
By [illegible] D.C.

For and in Consideration of the sum of ($1,950.00)
One Thousand Nine Hundred Fifty and No/100 Dollars,
of which ($250.00) Two Hundred Fifty and No/100 Dollars,
has been paid in cash by Erby J. Owen and wife, Billie B. Owen,
the receipt of which is hereby acknowledged, and for the remainder ($1,700.00)
One Thousand Seven Hundred and No/100 Dollars,
the said Erby J. Owen and wife, Billie B. Owen have executed their one joint promissory note of even date herewith for the principal sum of $1,700.00, payable to the order of Houston T. Ezell and Charles D. Whorley, in 60 monthly installments of $32.87 each, including principal and interest at the rate of 6% per annum, beginning on the [illegible] day of [illegible], 1958, and thereafter in like sums, on the same day of each succeeding month.

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, Houston T. Ezell and Charles D. Whorley

have this day bargained and sold, and do hereby transfer and convey unto the said Erby J. Owen and wife, Billie B. Owen, their heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, June 29, 1957, as follows:

Beginning at a point in the westerly margin of Old Charlotte Road, said point being north 2° east 875 feet from the northwesterly intersection of said Road and U. S. Highway No. 70; thence north 88° 00' west 680.7 feet to a point; thence north 8° 49' east 151 feet to a point; thence south 88° 00' east 663.3 feet to a point in the westerly margin of said Road; thence southerly with the margin of the same 150 feet to the point of beginning.

Being part of the property conveyed to Houston T. Ezell and Charles D. Whorley, by deed from Emilie B. Levy of record in Book 2650, page 158, Register's Office for said County.

This conveyance is made subject to the following restrictions which shall remain in force for a period of 15 years from the date of this deed and shall be covenants running with the land:

There shall be no residence or living quarters built on this tract consisting of less than 1000 square feet of living space and said residence or living quarters shall have a minimum building set-back line of 60 feet from the front lot line.

There shall be only one residence or living quarters built on this tract.

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