K 2880

INSTALLMENT DEED 9-7142

For and in Consideration of the sum of ----------($1,950.00)----------
----------One Thousand Nine Hundred Fifty and No/100------Dollars,
of which ($350.00)----------Three Hundred Fifty and No/100----------Dollars,
has been paid in cash by Hershel Grady Osborne and wife, Susie M. Osborne,
the receipt of which is hereby acknowledged, and for the remainder -----($1,600.00)---------
----------One Thousand Six Hundred and No/100----------Dollars,
the said Hershel Grady Osborne and wife, Susie M. Osborne ha ve
executed their one joint promissory note of even date herewith for the principal sum of ($1,600.00)--One Thousand Six Hundred and No/100 Dollars payable to the order of Houston T. Ezell and Charles D. Whorley, in 72 monthly installments of $26.52 each, which sum includes principal and interest at the rate of 6 per cent (%) per annum, beginning on the 3rd day of April, 1959, and thereafter payable on the same day of each consecutive month until said principal sum and interest thereon are paid in full,

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, Houston T. Ezell and Charles D. Whorley,

have this day bargained and sold, and do hereby transfer and convey unto the said Hershel Grady Osborne and wife, Susie M. Osborne, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, February 20, 1958, as follows:

Beginning at a point in the westerly margin of Old Charlotte Road, said point being 1775 feet northerly from the northwesterly intersection of said Road and U. S. Highway No. 70; thence at right angles westerly 625 feet to a point; thence at right angles northerly 150 feet to a point; thence at right angles easterly 625 feet to a point in the westerly margin of said Road; thence at right angles and with the margin of the same southerly 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 Davidson County, Tennessee.

This property is sold subject to the following restrictive covenants which shall constitute covenants running with the land for a period of 15 years from date hereof:

1. There shall be only one residence built upon the property.
2. Said residence shall contain a minimum of 1,000 square feet of living area, exclusive of garages, porches and breezeways.
3. Said residence shall have a minimum building setback of 60 feet from the front lot line.

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