K 2901



INSTALLMENT DEED J. R. WEST FORM THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of

Fourteen Thousand ($14,000.00) and no/100 - - - - - - - - - - - - - - - - - - - - Dollars,

of which One Thousand Eight Hundred ($1,800.00) and no/100 - - - - - - - - - - Dollars,

has been paid in cash by Bernice Beavers Sigman

the receipt of which is hereby acknowledged, and for the remainder

Twelve Thousand Two Hundred ($12,200.00) and no/100 - - - - - - - - - - - - - Dollars,

the said Bernice Beavers Sigman has

executed her one promissory note, bearing even date herewith, for $12,200.00, payable in 122 monthly installments of $100.00 each, commencing July 1, 1950 and monthly thereafter and said note is payable to the order of Jackson Realty Company, Inc.,

~~said~~ said note~~s~~ bearing ~~six~~ four per cent interest from date, payable monthly 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, JACKSON REALTY COMPANY, INC., a corporation organized and existing under the laws of the State of Tennessee, with its principal office at Nashville, has ~~have~~ this day bargained and sold, and do hereby transfer and convey unto the said Bernice Beavers Sigman, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lots Nos. 24 and 25 of Block "D" of Section 3, on the plan of the unrecorded portion of Jackson Park, described according to a survey made by James A. Hamilton, Jr., Surveyor, December 6, 1946, as follows:
Beginning on the northerly margin of Winding Way at the corner of lots Nos. 25 and 26; thence with the line between said lots northwardly 245 feet, more or less, to the northeast corner of lot 25; thence with the north line of lots 24 and 25 westwardly 370 feet, more or less, to the corner of lots Nos. 23 and 24; thence with the line between said lots southwardly 245 feet, more or less, to the northerly margin of Winding Way; thence with the northerly margin of Winding Way, eastwardly 385 feet to the point of beginning.
Being part of the property conveyed to Jackson Realty Company, Inc. by deed from Newman Cheek and wife, of record in book 846, page 702, Register's Office for said County.

The property in Jackson Park Subdivision (Section Three) is sold subject to the following restrictions which are hereby declared to be covenants running with the land and shall be binding upon all subsequent purchasers and owners thereof, until the first day of May, 1960.
FIRST: The lots in said subdivision (Section Three) shall be used only for residences for dwelling purposes, and only one residence may be built on each lot. Plans for residence must be approved by Newman Cheek.
SECOND: The residences so constructed on said lots shall be built as far back as the building line as shown on the plat of Section Three, Jackson Park, unrecorded plan, and no part of any residence or the porch to same shall be across or in front of said building line. No lot is to be re-subdivided. All residences in Section Three of said subdivision shall be of brick, or brick veneer or stone. No business house shall be constructed in Section Three of said subdivision. No outhouse shall be constructed until after the residence shall have been partly constructed or built within 150 feet of the street line and no signs shall be placed on any vacant or unimproved lot.
THIRD: The right is reserved to cut the grass and weeds and clean up the lots in said subdivision.

[illegible] 19 May 1959

Jackson Realty Co. Inc.

By [illegible] Pres.

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