INSTALLMENT DEED

FROM 3854
J. A. Johnson, et ux

TO
Thomas L. Caruthers, et ux

STATE OF TENNESSEE
DAVIDSON COUNTY

Filed and Recorded
Nov 19 1959 at 12 M
Register's Fee
JAMES D. WILSON, JR.
Register

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

FOR AND IN CONSIDERATION of the sum of six thousand, five hundred and no/100 ----------($6,500.00)---------- *Dollars, of which* one thousand and no/100----------($1,000.00)--- *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* five thousand, five hundred and no/100----------($5,500.00)-------- *Dollars,*

Thomas L. Caruthers and wife, Mildred J. Caruthers have executed one note of even date herewith in the principal amount of $5,500.00, and payable to the order of J. A. Johnson and wife, Netta Hurd Johnson in 120 monthly installments of $61.07, which includes principal and interest at the rate of 6% per annum, the first installment falling due on the 30th day of May, 1959 and the others monthly thereafter until all are paid, and privilege of prepayment is reserved,

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, J. A. Johnson and wife, Netta Hurd Johnson *have this day bargained and sold, and do hereby transfer and convey unto the said* Thomas L. Caruthers and wife, Mildred J. Caruthers, their ~~XXXXXXX~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the easterly 50 feet of the westerly 100 feet of the southerly 120 feet of lot No. 27 on the Waverly Land Company's Plan of Lots, called "Waverly Place", as of record in Book 57, page 95, Register's Office for said County.

Said part of lot No. 27 fronts 50 feet on the northerly side of Grove Avenue, and runs back between parallel lines 120 feet to a dead line, the easterly line being 100 feet west of Hillside Avenue, and the westerly line being 50 feet east of 10th Avenue South.

Being the same real property conveyed to J. A. Johnson and wife, Netta Hurd Johnson, by deed from F. M. Johnson and wife, dated November 7, 1951, filed November 23, 1951, and recorded in book 2028, page 473, said Register's Office.

This conveyance is made subject to restrictive covenants contained in an instrument of record in book 1852, page 573, said Register's Office.