BK 2907

INSTALLMENT DEED

For and in Consideration of the sum of NINE THOUSAND, THREE HUNDRED, FIFTY AND 00/100 ($9,350.00) - - - - - - - - - - - - - - - - - - Dollars,

of which TWO HUNDRED, FIFTY AND 00/100 ($250.00) - - - - - - - - Dollars,

has been paid in cash by Alvin Gayland Ellis and wife, Doris Carlene Noe Ellis

the receipt of which is hereby acknowledged, and for the remainder NINE THOUSAND, ONE HUNDRED AND 00/100 ($9,100.00) - - - - - - - - - - - - - - - - - - Dollars,

the said Alvin Gayland Ellis, et ux, Doris Carlene Noe Ellis have executed and delivered their one note of even date in the principal sum of $9,100.00, payable to the order of RANDALL PHILLIPS, and is payable in monthly installments of $58.64 each, beginning on and a like and similar sum on the same day of each respective month until all the payments shall have been paid. The said Alvin Gayland Ellis and wife, Doris Carlene Noe Ellis, in addition to the said interest and principal payments, agree to pay 1/12 of the taxes on said property and 1/12 of the insurance on said property on the same date the principal and interest payments are due. Said payments of $58.64 include both principal and interest.

Privilege is reserved of paying any number of said monthly payments or this note may be paid in full on any paying 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, RANDALL PHILLIPS AND WIFE, LOUISE T. PHILLIPS

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have this day bargained and sold, and do hereby transfer and convey unto the said Alvin Gayland Ellis and wife, Doris Carlene Noe Ellis, their, - - - heirs and assigns,

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

Being the southeasterly 72.3 feet of Lot No. 72 on the unrecorded Map of Scenic View Subdivision and being Lot "D" on the Map of a Resubdivision of Lots 67 to 74, both inclusive of said plan, and described according to a copy of a survey thereof made by James L. Murphy, Jr., Surveyor, dated April 21, 1959, as follows:

BEGINNING at a point in the northeasterly margin of Havron Avenue at the intersection of the north line of a 20 foot strip dedicated for a public walkway; thence along the margin of said strip, northeasterly 168.5 feet to the line of Lot No. 55; thence with the line of said lot northwesterly 72.3 feet to a point; thence southwesterly 169.08 feet to the margin of Havron Avenue; thence with the margin of the same, southeasterly 72.3 feet to the point of beginning.

Being part of the property conveyed to Randall Phillips by deed from The Nashville Industrial Corporation, of record in Book 2881, page 477, said Register's Office.

This conveyance is made subject to the following, to-wit:

"Restrictive covenants contained in deed from Nashville Industrial Corporation to Randall Phillips, of record in Book 2881, page 477." (as follows) "No residence shall be erected on any one of the said eight lots or if the property is again subdivided on any lot in the new subdivision costing less than $2,000 for a four room house, $2250 for a five room house, and $2,500.00 for the construction of a house of six rooms or more, which amounts shall be the actual cost of construction of the building, exclusive of lot and other expenses in connection therewith."

"The unrecorded plan shows an Owner's certificate, a 30 foot set-back line from Havron Avenue and a 10 foot easement for public utilities along the northeasterly rear line."

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