K 2927

INSTALLMENT DEED

For and in Consideration of the sum of SEVEN THOUSAND, NINE HUNDRED AND FIFTY AND 00/100 ($7,950.00) - - - - - - - - - - - - - - - - Dollars, of which TWO HUNDRED, FIFTY AND 00/100 ($250.00) - - - - - - - - Dollars, has been paid in cash by Doyle Gene Menees and wife, Betty P. Menees the receipt of which is hereby acknowledged, and for the remainder SEVEN THOUSAND, SEVEN HUNDRED AND 00/100 ($7,700.00) - - - - - - - - - - - - - - - - - Dollars, the said Doyle Gene Menees and wife, Betty P. Menees have executed and delivered their one note of even date in the principal sum of $7,700.00. Said note is payable to the order of RANDALL PHILLIPS, and is payable in monthly installments of $49.62 each, beginning on the 25th day of Aug., 1959, and a like and similar sum on the same day of each respective month until all the payments shall have been paid. The said Doyle Gene Menees and wife, Betty P. Menees, 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 the property on the same date the principal and interest payments are due. Said payments of $49.62 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 have this day bargained and sold, and do hereby transfer and convey unto the said Doyle Gene Menees and wife, Betty P. Menees, their - - - - - - - - - heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Being the Northwesterly 63 feet of Lot No. 56 on the unrecorded Map of Scenic View Sub. and being designated as Lot "FF" on the unrecorded map of the Sub. of certain lots in Scenic View, and described according to a copy of a survey thereof, made by Jas. L. Murphy, Jr., Surveyor, June 2, 1959 as follows: BEGINNING at a point at the intersection of the westerly margin of Keeton Ave. with the So. margin of a 20 ft. strip dedicated for public walkway; thence with the margin of said strip southwesterly 165 ft to a point; thence southeasterly 63 feet to a point; thence northeasterly 165 feet to the margin of Keeton Ave.; thence with the margin of the same, northwesterly 63 feet to the point of beginning. Being part of the property conveyed to Randall Phillips and wife, Louise T. Phillips, by deed from The Nashville Industrial Corp., of record in Book 2908, page 303, said Register's Office.

This conveyance is made subject to the following, to-wit: "Restrictive covenants contained in the deed from The Nashville Industrial Corporation to Randall Phillips and wife, of record in Book 2908, page 303, as follows: 'No residence shall be erected on any one of the said seven lots or if the property is again subdivided, on any lot in the new subdivision costing less than $2000 for a four room house, $2,250.00 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 Keeton Avenue and a 10 feet easement for public utilities along the southwesterly rear line."

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