INSTALLMENT DEED

For and in Consideration of the sum of THREE THOUSAND, SEVEN HUNDRED, FIFTY AND 00/100 ($3,750.00) - Dollars,

of which ONE HUNDRED AND 00/100 ($100.00) - - - - - - - - - - - - - - Dollars,

has been paid in cash by John G. Warner and wife, Ruby F. Warner,

the receipt of which is hereby acknowledged, and for the remainder THREE THOUSAND, SIX HUNDRED, FIFTY AND 00/100 ($3,650.00) - - - - - - - - - - - - Dollars,

the said John G. Warner and wife, Ruby F. Warner have

executed their joint and several note in the principal sum of $3,650.00 Said note is payable to the order of LOUISE CORLEY, and is payable at the rate of $45.00 per month, beginning on the 1st day of July, 1960, and monthly thereafter in a like amount on the same day of each succeeding month, until paid in full. Said payments include interest at the rate of six per cent (6%) per annum; to be applied first to interest and the remainder to principal.

Privilege is reserved of paying any number of said monthly payments or this note may be paid in full on any paying date.

Taxes for 1960 have been prorated as of the date of this deed, based on 1959 taxes, and therefore, all of the 1960 taxes will be paid by the grantees herein.

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, I, LOUISE CORLEY, a widow, - - - - - - - - - - - -

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have this day bargained and sold, and do hereby transfer and convey unto the said JOHN G. WARNER and wife, RUBY F. WARNER, their - - - - - - - - - - heirs and assigns,

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

Being Lot 10 on the Plan of Green Heights, as of record in Book 1835, page 112, Register's Office for said County.
Said Lot No. 10 fronts 83.3 feet on the southerly side of Ray Avenue and runs back 195 feet on the westerly line and 192 feet on the easterly line to a dead line, measuring 83.3 feet thereon.
Being part of the real property conveyed to W. T. Corley and wife, Louise C. Corley, by deed from Charles Brown and wife, of record in Book 2736, page 47, said Register's Office, the said W. T. Corley having since died.

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

"Ten-foot easement for public utility purposes along rear line of premises, 30-foot building setback line from Ray Avenue, and conditions of owners certificate as shown on plan of record in Book 1835, page 112, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved and not then if less area results than established by restrictions on property."

"Deed of record in Book 1977, page 119, R.O.D.C., Tenn., from Betty Hays to A. G. Green, et ux, provides that it is made, 'Subject to the restrictive covenants contained in the deed from Life & Casualty, Inc., Co., to Mrs. Betty Hays, which deed is of record in Book 929, page 438, R.O.D.C., Tenn., which restrictive covenants forbid the building of any business property, any residence at a cost of less than $1,000.00 or closer than 18 ft. to any property in said deed and which forbids persons of African blood or descent from owning said property, etc.'"