BK 3640

164759 $3,750.00

INSTALLMENT DEED

FROM 88933

A. J. Linx

TO

Sam M. Weems Jr., and wife

Cecil Davis Weems

Attorneys Title Company

Titles Guaranteed



G. B. Allen and Company
206 Union Street

For and in Consideration of the sum of Three Thousand Seven Hundred Fifty and no/100 ($3,750.00) Dollars, of which One Thousand Two Hundred Fifty and no/100 ($1,250.00) Dollars, has been paid in cash by Sam M. Weems Jr., and wife Cecil Davis Weems the receipt of which is hereby acknowledged, and for the remainder Two Thousand Five Hundred and no/100 ($2,500.00) Dollars, the said Sam M. Weems Jr., and wife Cecil Davis Weems have executed their one joint promissory note of even date herewith for the principal sum of $2,500.00, payable in equal monthly installments of $48.34 each, with interest at the rate of six per cent (6%) per annum on the unpaid balance.

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, A. J. Linx,

have this day bargained and sold, and do hereby transfer and convey unto the said Sam M. Weems Jr., and wife Cecil Davis Weems their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 28, 29, 30, 32 and 33 on the Map of River View Subdivision, as of record in Book 547, pages 94 and 95, Register's Office for said County, as revised and corrected by an unrecorded survey, and being described according to said unrecorded survey, as follows:

LOTS 28, 29 and 30, are described together as follows:
BEGINNING at a point in the westerly margin of Riverview Avenue, at the corner of Lots 27 and 28; thence with the line between said lots, westerly 177.2 feet to a point in the low water line of the Cumberland River, as shown on said unrecorded survey; thence with said low water line, northerly 149.7 feet to a corner of lot No. 31; thence with the line between lots 30 and 31, easterly 164 feet more or less to the westerly margin of Riverview Avenue; thence with the margin of the same, southerly 150 feet to the point of beginning.

LOTS 32 and 33, are described together as follows:
BEGINNING at a point in the westerly margin of Riverview Avenue, at the corner of Lots 31 and 32; thence with the line between said lots, westerly 160 feet more or less to the low water line of the Cumberland River, as shown on said unrecorded survey; thence with the low water line, northerly 99.8 feet to a corner of Lot No. 34; thence with the line between lots 33 and 34, easterly 153.7 feet more or less to the westerly margin of Riverview Avenue; thence with the margin of the same, southerly 100 feet to the point of beginning.

Being part of the property conveyed to A. J. Linx, by deed from Littell Rust and wife, as of record in Book 802, page 91, and by deed from Jay G. Stephenson, Trustee, as of record in Book 1974, page 65, both in said Register's Office.

Restrictive covenants applicable to said property as follows:
1. No trailers or temporary dwellings shall be placed or erected on said property.
2. Any dwelling erected on any of said lots shall contain no less than 1,000 square feet of living area.

These restrictions shall be binding upon the purchasers, their successors, assigns, and personal representatives and shall run with the title to the land for a period of thirty years.

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