3705

2221 NOLENSVILLE RD
INSTALLMENT DEED
FROM 20678
P. H. REYNOLDS, ET UX
TO
ELIZABETH COOK PENDERGRASS
DO NOT PUBLISH
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.
REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24 MAR A.D. 1964
at 9:02 o'clock
Noted in Book 3705 Page 397
Recorded in Book Page
Recording Fee $2.50
Lelia J. Milam, Register
By Deputy Reg.
Do Not Publish
PEDIGO & SAINDON

For and in Consideration of the sum of TEN THOUSAND TWO HUNDRED FIFTY AND NO/100 ($10,250.00) - Dollars, of which FOUR THOUSAND SEVEN HUNDRED FIFTY AND NO/100 ($4,750.00) - Dollars, has been paid in cash by Elizabeth Cook Pendergrass the receipt of which is hereby acknowledged, and for the remainder FIVE THOUSAND FIVE HUNDRED AND NO/100 ($5,500.00) - Dollars, the said Elizabeth Cook Pendergrass has executed an installment deed note of even date payable to the order of P. H. Reynolds and wife, Mary O. Reynolds in the principal amount of Five Thousand Five Hundred and no/100 ($5,500.00) Dollars. Said note being payable in annual installments of One Thousand and no/100 ($1,000.00) Dollars each for five (5) years and with the last annual installment being Five Hundred and no/100 ($500.00) Dollars. Interest at the rate of 6% per annum is to be paid on each annual installment date on the entire unpaid principal balance. First installment being due and payable one year from even date and thereafter on the same day of each succeeding year until the entire amount, both principal and interest, has been paid in full.

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, P. H. Reynolds and wife, Mary O. Reynolds

have this day bargained and sold, and do hereby transfer and convey unto the said Elizabeth Cook Pendergrass, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 5th Civil District of Davidson County, Tennessee being Trast No. A as shown on survey made by E. L. Miller, Jr., & Company, March 11, 1964, revised March 13, 1964, as follows:

Beginning at a point in the center of Burkett Road, said point being north 85 deg. 08' west 120 feet, north 87 deg. 00' west 525.5 feet, and north 87 deg. 46' east 89 feet from the intersection of the center line of said Burkett Road and a point in the western boundary line of the McFarland Property; thence south 4 deg. 00' east 1397 feet to an iron pin; thence north 88 deg. 00' west 542 feet to an iron pin; thence north 1 deg. 20' east 469 feet; thence north 17 deg. 40' west 505 feet; thence north 2 deg. 20' west 450 feet to the center of Burkett Road; thence with the center of same, south 87 deg. 46' east 609 feet to the beginning, containing 18 acres, more or less.

Being part of the real property conveyed to P. H. Reynolds and wife, Mary O. Reynolds, by deed from Claude K. Shacklett and wife, dated May 11, 1948, filed May 28, 1948, and recorded in Book 1586, page 167, Register's Office for said County.

The above described property is conveyed subject to the following restrictions:

1. Any residence that is erected on said property shall have a minimum of 1,040 square feet of livable floor area with the outside walls being 80% masonry, either brick or stone.
2. No temporary basement house shall be erected on said property.
3. No house trailer shall be used on said property.

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