K 1493

INSTALLMENT DEED

G-37332 - mk FROM
ROYAL OAKS LAND COMPANY

TO
FRANK R. FITZPATRICK ET UX

HSQR

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 26 day of June A. D. 1947
at 11:20 o'clock A. M.
Noted in Book 64 Page 180
Recorded in Book Page
Recording Fee $ 2.75
By M. M. Stanley Dept. Reg.

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NASHVILLE, TENNESSEE
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LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia
for the convenience of Attorneys at Law.

12-45 10M—Yokley P.

For and in Consideration of the sum of $4,800.00,

- - - - - - - - FOUR THOUSAND EIGHT HUNDRED AND NO/100 - - - Dollars,

of which - - - - - - - - FIVE HUNDRED AND NO/100 - - - ($500.00) - - - Dollars,

has been paid in cash by Frank R. Fitzpatrick and wife, Katherine M. Fitzpatrick,

the receipt of which is hereby acknowledged, and for the remainder of $4,300.00,

- - - - - FOUR THOUSAND THREE HUNDRED AND NO/100 - - - - - Dollars,

the said Frank R. Fitzpatrick and wife, Katherine M. Fitzpatrick have executed their six joint, promissory, principal notes, of even date herewith, payable to the order of the grantor herein the first five being for the sum of $700.00 each and the sixth for $800.00, payable semiannually beginning twelve months from date, with interest at 5% per annum, payable on each note at its maturity, said notes being payable on or before maturity,

And, Royal Oaks Land Company, the grantor herein, does hereby agree that upon payment of any one of said notes, said company will, upon request of the grantees herein, release the lien hereby retained to secure said notes, as to a portion of the land hereby conveyed, equal to approximately one-sixth of said land, the location of said portion to be designated 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, Royal Oaks Land Company, a Tennessee corporation, has

this day bargained and sold, and do hereby transfer and convey unto the said Frank R. Fitzpatrick and wife, Katherine M. Fitzpatrick, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot No. 217, all of Lots 214, 215, and 216, part of 9th Street, now closed, and part of Brighton Avenue or Road, now closed, as shown on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, page s 102 and 103, Register's Office for said County, and described according to a copy of a survey thereof made April 10, 1947, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the northerly margin of Harding Place at an iron pin, the original corner of Lots Nos. 213 and 214 on said plan; thence along the north margin of Harding Place, North 88° 15' East 419 feet to an iron pin in Brighton Avenue, now closed, being the southwest corner of the property conveyed to H. A. Wilk and wife, by deed of record in Book 1428, page 29, said Register's Office; thence along the westerly line of Wilk's Property, North 1° 25' East 674 feet to an iron pin in the south margin of Trimble Road; thence with the margin of the same, south 78° 48' West 90 feet to a point, and continuing with the margin of said Road, around a 2° curve, 321.4 feet to an iron pin which is 406 feet east of the easterly margin of Lynwood Boulevard; thence south 2° 42' west 627.9 feet to the beginning.

Being part of the property conveyed to Royal Oaks Land Company by deed from S. Lieberman, et al, Trustees, of record in Book 467, page 610, said Register's Office.

The above described property is conveyed subject to the following restrictive covenants:

14 Jan 1948

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