K 1727

INSTALLMENT DEED — TENNESSEE TITLE CO.

For and in Consideration of the sum of -------$7500.00------- Dollars,

SEVENTY-FIVE HUNDRED AND NO ONE-HUNDREDTHS- - - - - - - - - - - - Dollars,

of which TWO THOUSAND AND NO ONE-HUNDREDTHS ($2000.00)- - - - - - - Dollars,

has been paid in cash by George L. Merritt and wife, Claribell G. Merritt,

the receipt of which is hereby acknowledged, and for the remainder ----$5500.00----

FIFTY-FIVE HUNDRED AND NO ONE-HUNDREDTHS- - - - - - - - - - - - - Dollars,

the said George L. Merritt and wife, Claribell G. Merritt, have

executed their one joint vendor's lien note, of even date, payable to the order of W. L. Timmons and wife, Ruth H. Timmons, in monthly installments as follows, namely: $50.00 on the 1st day of [illegible] 1949, and $50.00 on the 1st day of each consecutive calendar month thereafter, which amounts shall be applied first to interest at the rate of 6% per annum on the remaining unpaid balance from date and second to principal, until paid in full, with the right reserved to pay any number of, or all of, said installments on or before any due 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, W. L. Timmons and wife, Ruth H. Timmons,

have this day bargained and sold, and do hereby transfer and convey unto the said

George L. Merritt and wife, Claribell G. Merritt, their heirs and assigns,

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

Two tracts of land in the 5th Civil District of said County, being a part of the south part of the land of J. M. Hardy as shown in a proceeding under Rule No. 36979 of the Chancery Court at Nashville, and described partly according to a copy of a survey thereof made July 3, 1947, by Watkins & Murray, Surveyors, and partly according to records, as follows:

TRACT NO. 1: BEGINNING at a point in the northerly margin of Smith Springs Road, 30 feet east of the easterly margin of Reynolds Road; thence northerly parallel to the easterly margin of Reynolds Road, and 30 feet east of same, 173.5 feet, more or less, to a point; thence eastwardly 292 feet, more or less, to a point at the northwest corner of the property of Buford Warden; thence with Warden's westerly line, southwardly 237.5 feet to the northerly margin of Smith Springs Road; thence with the margin of the same, westwardly 280 feet to the beginning.

TRACT NO. 2: BEGINNING at a point in the center line of Reynolds Road, opposite an iron pin, being the southcorner of a tract conveyed to Orval L. Huskey and wife, by deed from Roy Wesley Hardy and wife, of record in Book 1510, page 475, Register's Office for said County; thence with the southerly line of said Huskey property, and along a drain, south 87° east 321 feet to a stake; thence north 74° east 160 feet to an iron pin in the west line of a tract conveyed to James M. Graham and wife, by deed from Roy Westley Hardy, Jr. and wife, of record in Book 1512, page 113, said Register's Office; thence with said Graham's westerly line, south 9° west 314 feet to an iron pin in the northerly line of a 10-foot easement lying between Tracts 1 and 2 herein described; thence along the northerly line of said easement, south 79° 42' west 236.4 feet to a point, and north 85° west 253 feet to the center line of Reynolds Road, opposite an iron pin in the margin of said road; thence with the center line of said road, north 10° 15' east 336 feet to the beginning, containing 3.32 acres, more or less.

Being property conveyed to W. L. Timmons and wife, Ruth H. Timmons, by two deeds, one from Mrs. Laura Sorrell, widow, of record in Book 1675, page 257, and the other from Mrs. Katie Mai Duke, of record in Book 1627, page 173, said Register's Office.

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