K 1761

3 of 3878821

INSTALLMENT DEED

FROM
P. M. Chaffin et ux.

TO
Harold L. Caldwell et ux.

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave., North
NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 22 day
of OCT 1949
at 1:45 o'clock P.M.
Noted in Book 70 Page 437
Recorded in Book Page
Recording Fee $ 1.10
FELIX Z. WILSON, Register
Dep. Reg.

FORM 104 FOSTER & FOSTER CO., NASHVILLE

For and in Consideration of the sum of

Three Thousand Five Hundred ($3,500.00) and no/100- - - - - - - - - - - - - - - - Dollars,

of which Five Hundred ($500.00) and no/100- Dollars,

has been paid in cash by Harold L. Caldwell and wife, Velma Irene Caldwell

the receipt of which is hereby acknowledged, and for the remainder

Three Thousand ($3,000.00) and no/100 - Dollars,

the said Harold L. Caldwell and wife, Velma Irene Caldwell ha ve

executed their one joint promissory note, bearing even date herewith, for $3,000.00 payable in 120 monthly installments of $25.00 each, commencing November 1, 1949 and said note is payable to the order of P. M. Chaffin and wife, Ruby Chaffin and bears interest at the rate of 6% per annum, payable monthly,

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, P. M. Chaffin and wife, Ruby Chaffin

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

Harold L. Caldwell and wife, Velma Irene Caldwell, their heirs and assigns,

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

Land in the 4th Civil District of said County, being lot No. 4 on the plan of P. M. Chaffin's Subdivision of the 117.1 acre tract of land, not of record, described according to a revised survey made by Watkins & Murray, Surveyors, October 15, 1948, as follows:
Beginning in the center of the Tulip Grove to Mt. Juliet Road, formerly the old N. C. & St. L. Railroad bed at the northeast corner of lot No. 3 shown on said survey, said point being also at the intersection of the center line of said Road and the center of Stoner Creek; thence with the center of said Creek, north 43° 30' west 170 feet; thence south 3° 30' west 85.8 feet to the center of the Tennessee Central Railroad; thence north 86° 45' west 682 feet; thence north 3° 30' east 231 feet to the center of said Creek; thence with the center of said Creek, north 41° 30' west 136 feet, north 12° 48' west 245 feet, north 63° west 226 feet, north 35° 15' west 119 feet and north 64° west 110 feet; thence leaving said Creek, south 2° 15' west 759 feet; thence south 1° 15' east, crossing said Tennessee Central Railroad right-of-way, in all 409 feet to the northwest corner of lot No. 1 on said survey, said point being in the center of said Road; thence with the center of said Road and the northern boundary line of lots Nos. 1, 2 and 3 on said survey, north 79° 15' east 1360 feet to the beginning, containing 13.7 acres, more or less, including but excluding therefrom a strip of ground 100 feet wide lying immediately north of and adjoining the north margin of the Tulip Grove to Mt. Juliet Road, containing 2.8 acres, more or less, being the Tennessee Central Railroad right-of-way.
Being part of the property conveyed to P. M. Chaffin and wife, Ruby Chaffin by deed from W. M. Jackson and wife, of record in book 1533, page 213, Register's Office for said County.

This conveyance is made subject to easement for right-of-way of the Tennessee Central Railroad as shown on survey of Watkins & Murray, Surveyors, also easement for telephone line of record in book 1104, page 400, said Register's Office.

Taxes for 1949, pro-rated and assumed by purchaser.

FULL RELEASE

30 Oct 1959

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