1855

NOTICE: This instrument must
(1) Carry U. S. I. Rev. Stamps for the total of cash plus the sum of new lien created. Present rate is 55c for each $500 or fraction thereof;
(2) be presented at County Tax Assessor's Office for transfer on tax books;
(3) be presented at County Court Clerk's Office and State Transfer Tax be paid. Present rate 15c for each $100 of total consideration plus 15c Clerk's Fee;
(4) be filed for record in County Register's Office. Recording Fee, $2.00 including one acknowledgment. Each additional acknowledgment add 25c.

The above is not part of Instrument and is not to be recorded.

INSTALLMENT DEED TENNESSEE TITLE CO.

For and in Consideration of the sum of ($25,000.00) Twenty Five Thousand & No/100 - - Dollars,

of which Fifteen Thousand & No/100 - - Dollars,

has been paid in cash by Harding Harold Ward and wife, Rilla Glenn Ward

the receipt of which is hereby acknowledged, and for the remainder Ten Thousand & No/100 - ($10,000.00) - - Dollars,

the said Harding Harold Ward and wife, Rilla Glenn Ward have executed their installment deed note of even date herewith, payable to the order of Ourselves and due on or before ten years from date, with interest at the rate of 4% per annum, payable annually.

Commerce Union Bank, a Tennessee Banking corporation, holder and owner of that promissory note, dated May, 15 1950, executed by McFarland Heights Inc., and mentioned in and secured by provisions of that certain deed of trust dated May, 15, 1950, from McFarland Heights, Inc. to Neely Brown, Trustee, of record in Book 1839 Page 116 R.O.D.C.Tenn., joins in this instrument for the sole purpose of releasing, and does hereby release, the lien of the aforesaid deed of trust on the property, and only the property, described in and conveyed by this instrument, but no further or otherwise.

~~said~~ notes bearing six per cent interest after maturity ~~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, McFarland Heights, Incorporated

have this day bargained and sold, and do hereby transfer and convey unto the said Harding Harold Ward and wife, Rilla Glenn Ward, their heirs and assigns,

A tract of land in the Third Civil District, formerly the Second Civil District, of Davidson County, Tennessee, and described according to a copy of a survey thereof made June 21, 1950, by W. W. Turner, Company, Engineers, as follows:
Beginning with a point in the north margin of the J. T. McClanahan property and in the westerly margin of the proposed right-of-way for McGavock Pike and running thence the following courses and distances: North 89° 39' West along the northerly margin of the McClanahan Property 313.0 feet to a point; thence south 0° 19' West along said property 20 feet to a point; thence North 84° 47' west along McClanahan's north line 478.0 feet to a point in the easterly margin of Merry Oak's Subdivision; thence north 3° 10' west 15.0 feet to an iron pin; thence north 11° 30' west along the easterly margin of said subdivision 490.0 feet to an iron pin; thence north 2° 21' West along the easterly margin of said subdivision 250.0 feet to an iron pin; thence South 87° 08' East 60.0 feet along said subdivision to an iron pin; thence North 6° 01' West along the easterly margin of said subdivision 832.0 feet to an iron pin; thence North 11° 42' West along the easterly margin of said subdivision 473.0 feet to an iron pin located in the easterly margin of said subdivision and at the southwest corner of the L. W. Baxter property by deed of record in Book 1849, page 483, Register's Office for said County; thence South 87° 00' East along the southerly margin of said Baxter property 850.0 feet to an iron pin; said pin being located in the westerly margin of the proposed right-of-way for McGavock Pike; thence South 5° 48' West along the westerly margin of a proposed right-of-way for McGavock Pike 431.4 feet to a point; thence South 4° 56' West 609.3 feet along the westerly margin of said proposed right-of-way to a point at the beginning of a curve; thence around a curve to the left, said curve having a radius of 849 feet along the westerly margin of said proposed right-of-way, a distance of 406.5 feet to a point at the end of the curve; thence south 22° 30' east along the westerly margin of said proposed right-of-way, a distance of 364.0 feet to a point, said point being at the beginning of a curve; thence around a curve to the right, said curve having a radius of 1,012 feet along the westerly margin of said proposed right-of-way for a distance of 253.0 feet to the point of beginning, containing 31.7 acres, excluding Cloverdale Road.
Being part of the property conveyed to McFarland Heights, Inc., by deed from W. J. Ezell and wife, of record in Book 1847, page 141, Register's Office for said County.

2 Mar 1951

M McFinster

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