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8552

INSTALLMENT DEED

FROM James Pickard, et ux

TO Ethel M. Wells, et vir

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
SEP A. D. 1950
of 5th day
at 2:50 o'clock P. M.
Noted in Book 721 Page 247
Recorded in Book [illegible] Page 220
Recording Fee $ 2.50
JAMES P. WILSON, Register
By [illegible] D.C.
Dpt. Reg.

FORM 104 SHELBY & DAVIDSON

For and in Consideration of the sum of

Twenty-six Thousand ($26,000.00) and no/100 - Dollars,

of which Seven Thousand Five Hundred ($7,500.00) and no/100 - - - - - - - - - - - Dollars,

has been paid in cash by Ethel M. Wells and husband, E. D. Wells

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

Eighteen Thousand Five Hundred ($18,500.00) and no/100 - - - - - - - - - - - Dollars,

the said Ethel M. Wells and husband, E. D. Wells ha ve

executed their three joint promissory notes, bearing even date herewith, payable as follows: One note for $6500.00 falling due January 10, 1951, and bears no interest; one note for $6,000.00 falling due January 10, 1952, with interest at the rate of 2% per annum, payable semi-anmually; and one note for $6,000.00 falling due January 10, 1953, with interest at the rate of 2% per annum, payable semi-annually, all of said notes are payable to the order of themselves, and endorsed by each of them.

~~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, James Pickard and wife, Willie H. Pickard,

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

Ethel M. Wells and husband E. D. Wells, their heirs and assigns,

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

Two tracts of land in the 12th, formerly 21st Civil District of said County, described as follows:

FIRST TRACT: Beginning in the center of the Brick Church Turnpike, the northeast corner of the Church lot; thence west 12.7 poles, more or less, to a stake, the northwest corner of said Lot; thence south 1° East 11-4/10 poles to a stake on the north margin of a 20 foot lane, continuing same course 20 feet to Foote's, formerly Whitworth's north line; thence with said line west 96.12 poles; thence north crossing said lane 20 feet to a stake, continuing north 108.91 poles to a stake in Wilkinson's south line; thence south 89-1/2° east 39 poles, more or less, to a stone the southwest corner of a tract of land conveyed by Alex Matthews to H. T. Wilkinson, by deed of record in Book 75, page 597, Register's Office for said County; thence with said Wilkinson's south line south 88-1/2° east 116.5 poles more or less, to the center of said Turnpike; thence with the center of said Turnpike in a southwesterly direction to the beginning, containing by estimation 87 acres and 62-3/4 poles, including said 20 foot lane.

Said property was devised to James Pickard under the will of Nettie Vaughn, deceased; of record in Will Book 50, page 3, County Court for said County.

SECOND TRACT: A tract of land being known as the "Church Lot", and beginning in the center of Brick Church Turnpike where the north margin of a twenty foot lane intersects same, this beginning point being the southeast corner of the property known as the "Church Lot"; thence with the north margin of said lane, westwardly 12.7 poles, more or less, to the southwest corner of said lot; thence with the west line of said lot, north 11.4 poles to a stake in the northwest corner of said lot; thence with the north line of said lot, eastwardly 12.7 poles, more or less, to the center line of Brick Church Turnpike; thence with the center line of said Turnpike, southwardly 11.4 poles to the beginning.

Covenants and warranties contained herein do not apply to Tract No. 2 described herein.

Taxes for the year 1950, assumed by the purchaser.

This conveyance is made subject to easement for twenty-foot lane or road across southerly line of premises and which road or lane is included within description of premises, affecting tract No. 1.

2 June 1951

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