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34967

INSTALLMENT DEED

FROM
J. C. VILLINES ET UX

TO
J. W. HOBBS 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 ... 8
Recorded in Book ... 137 ... 314
Noted in Book ... 1951 ... 11:10
Recording Fee ... $2.50
JAMES P. WILSON, Register
By ... Deputy
FORM 104 FOSTER & WEBB, NASHVILLE

For and in Consideration of the sum of SEVEN THOUSAND AND 00/100 ($7,000.00) Dollars, of which TWO THOUSAND AND 00/100 ($2,000.00) Dollars, has been paid in cash by J. W. Hobbs and wife, Calvin Hobbs, the receipt of which is hereby acknowledged, and for the remainder FIVE THOUSAND AND 00/100 ($5,000.00) Dollars, the said J. W. Hobbs and wife, Calvin Hobbs, have executed their one (1) joint promissory note of even date herewith, payable to the order of J. C. Villines and wife, Birdie Mai Villines, in twenty (20) equal semi-annual installments of Two Hundred Fifty and 00/100 ($250.00) Dollars each, interest on the entire unpaid principal balance is due semi-annually from date at 6%, first installment of principal and interest due November 1st, 1951.

The purchaser is to have the privilege of paying any part or all of the principal on or before its 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, J. C. Villines and wife, Birdie Mai Villines, have this day bargained and sold, and do hereby transfer and convey unto the said J. W. Hobbs and wife, Calvin Hobbs, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, being part of the old Garrison Lanie Farm, bounded and described as follows:

Beginning in the center of the Whites Creek Pike at the southeast corner of the land herein described and at the southwest corner of a small tract of land conveyed R. R. Plummer by A. W. Duke and wife, by deed of record in Book 137, page 35, Register's Office for said County, and running North 36° East 35 poles to the northwest corner of the said Plummer tract; thence North 148 poles to a hickory; thence North 89° West 120 poles to two chestnuts, two sourwoods and three blackwoods, being the northeast corner of a fifty-acre tract conveyed to Abe Pruett, by A. W. Duke and wife, by deed of record in Book 386, page 146, said Register's Office, and running thence with said Pruett's East line South 12° West 14 poles to a black oak and persimmon; thence South 27½° East 29 poles to a chestnut and blackwood; thence South 44° West 10 poles; South 56° West 14 poles; South 82° West 22 poles to a big oak, South 63½ West 8 poles to a chestnut and oak; thence South 41° West 40 poles to a point in the center of the Whites Creek Pike; thence with the center of said Pike in a southeasterly direction 178 poles to the beginning, containing 122 acres and 50 poles, more or less, including but excluding therefrom 12 acres conveyed to Mrs. Delia Buck by deed from E. J. Ankenbauer and wife, of record in Book 741, page 740, said Register's Office, as follows:

Beginning near top of ridge at a point north 46 degrees west ½ pole from a marked sour oak; thence south 41 degrees west 34½ poles to center of Whites Creek Pike; thence with the meanderings of said Pike 51½ degrees E. 15 poles; thence south 58 degrees east 16 poles; thence 62½ degrees east 30 poles; thence south 70½ degrees east 23 poles; thence north 21½ degrees east 10 poles to a stone with oak pointer; thence north 46 degrees west 77½ poles to the point of beginning.

Title to said property is in J. C. Villines and wife, Birdie Mai Villines, by deed from E. B. Rucker, of record in Book 1971, page 86, said Register's Office.

RELEASE

5 Nov 1951

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