K 2147

INSTALLMENT DEED

For and in Consideration of the sum of Four Thousand Nine Hundred and Fifty and NO/100 Dollars,

of which Five Hundred and No/100 Dollars,

has been paid in cash by William H. Null and wife, Mamie L. Null

the receipt of which is hereby acknowledged, and for the remainder the said William H. Null and Mamie L. Null join in this instrument in evidence that they assume and agree to pay the unpaid balances of principal and interest on: Dollars,

(a) A note of J. W. Perry and wife, Mary M. Perry to Virginia C. Hofstetter dated the 2nd Jan. 2, 1952, in original amount of $2,000.00, payable in 100 monthly installments of $25.00 each with interest at 6% per annum, the first installment falling due Feb. 2, 1952 and as more fully described in Book 2066, Page 631, Register's Office for Davidson County, Tennessee. (See Book 2066, Page 631).

(b) Two notes of George G. Keaton and wife dated March 19, 1952, to J. W. Perry and wife, Mary M. Perry, one in original amount of $1,500.00 payable in 96 monthly installments of $19.72 each which includes both principal and interest at 6% per annum, the first installment falling due on April 19, 1952 and a like installment each month thereafter on the 19th. day of each month until all are paid; the other being in amount of $37.50 due and payable, with interest at 6% per annum, on or before 97 months after date, as shown in said note - and which obligations are more fully described in Book 2040, Page 72, said Register's Office.

And for the remainder of consideration, the said William H. Null and wife, Mamie L. Null preferring smaller payments of uniform amounts, have calculated interest on the remainder of $883.28 and have executed their omnibus note of even date herewith, in aggregate amount of $1,167.48 to include both principal and interest, payable to the order of George G. Keaton and Mary Elizabeth Keaton, the first installment of $10.61 falling due June 28, 1953 and a like payment on 28th of each of the next 107 months. 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, George G. Keaton and wife, Mary Elizabeth Keaton

have this day bargained and sold, and do hereby transfer and convey unto the said William H. Null and wife, Mamie L. Null, their heirs and assigns,

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

"Land in the 8th., formerly 12th. Civil District of Davidson County, Tennessee, described partly according to a survey made by S. H. Hutchison, Surveyor, July 8, 1950, as follows:

"Beginning at a point in the center of River Road at the northeast corner of the property conveyed to H. L. Sawyers and wife by deed from Kley Sawyers and wife, of record in Book 1629, Page 29, Register's Office for said County; thence with the center of said River Road, south 65 degrees east 110 feet; thence south 24 degrees west 554 feet to a point in the northerly boundary line of the property conveyed to Luther E. Cullom and wife by deed from Kley D. Sawyers and wife, of record in Book 1354, Page 595, said Register's Office; thence with the northern boundary line of said Cullom property, south 65 degrees west 264 feet and north 50 degrees west 127 feet; thence north 52 degrees east 320 feet to a stake; thence north 28½ degrees east 51 feet to a mock orange in the eastern boundary line of the said H. L. Sawyers property; thence with the eastern boundary line of said Sawyers property, north 37½ degrees east 189 feet to the beginning, containing 1.8 acres, more or less."

Being the same property conveyed to George G. Keaton and wife, Mary Elizabeth Keaton by installment deed from J. W. Perry and wife, of record in Book 2040, Page 72, Register's Office for Davidson County, Tennessee.

Possible Easements are referred to:

(a) Easement for right-of-way across premises reserved for H. L. Sawyers in deed to W. R. Malugen and wife, Emma Dee Malugen of record in Book 1578, Page 521, Register's Office for Davidson County, Tennessee.

(b) Easement for right-of-way of River Road within boundaries of premises herein described.

(c) W. R. Malugen and wife have sold property adjacent to premises herein to Fred R. Stockton and wife, and have agreed to give them an easement for ingress and egress across the Malugen lands.

All references in this instrument to "note" or "notes" shall be construed to also mean "installment" or "installments" where payments are made on an omnibus note.

FULL RELEASE

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