2196

INSTALLMENT DEED

For and in Consideration of the sum of $10,500.00

Ten Thousand, Five Hundred & No/100 Dollars,

of which Twenty-Five Hundred & No/100 Dollars,
has been paid in cash by ~~Dennis L. Baltz, & Frank J. Baltz, a partnership, d/b/a~~ Robert J. Baltz, Jr., Douglas M. Baltz, John P. Baltz, Baltz Brothers
the receipt of which is hereby acknowledged, and for the remainder

Eight Thousand Dollars,

the said Robert J. Baltz, Jr., Douglas M. Baltz, John P. Baltz, ~~&~~ Dennis L. Baltz, and Frank J. Baltz, have this day executed their joint promissory note in the amount of $8,000 with interest at the rate of 4½% per annum, payable to Gilbert F. Rader, in the following installments: On the first day of January, 1954, $3,000; on July 1, 1954, $2,500; and on January 1, 1955, the balance of $2,500.

~~and~~ said notes bearing 4½ 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, Gilbert F. Rader and wife, Elaine Montgomery Rader

have this day bargained and sold, and do hereby transfer and convey unto the said Robert J. Baltz, Jr., Douglas M. Baltz, John P. Baltz, Dennis L. Baltz, & Frank J. Baltz, heirs and assigns, d/b/a Baltz Brothers

certain real estate in Davidson County, Tennessee, as follows: Land in the 4th Civil District of Davidson County, Tennessee, as follows:

TRACT No. 1: Beginning at a point in the center line of Granny Wright Road where it is intersected by the center line of an old lane 1237 feet north of Tippitt's southwest corner, and running thence with the center line of old lane, same north line of Tract No. 2, south 85° 45' east 285 feet south 75° east 310 feet, south 82° east 256 feet, to the northeast corner of Tract No. 2 and continuing with center line of lane and the north line of W. L. Tippitt's Tract south 87° east 890 feet, north 59° 30' east 100 feet, south 39° east 476 feet, south 85° east 240 feet, to point at termination of lane opposite a cedar near a barn; thence south 89° 30' east 1532 feet to cedar stake in T. J. Ozment west fence line at point 139 feet north of a fence corner; thence from cedar stake north 4° east 2010 feet with T. J. Ozment west fence line to stake in east margin of an old road which at one time traversed this property throughout its eastern extremity; thence north 86° 15' west 4099 feet to center line of Granny Wright Road; thence with center line of Granny Wright Road south 3° west 2101 feet to beginning, containing 197.39 acres.

TRACT No. 2: Beginning at southwest corner of tract No. 1 the point of intersection of the center line of Granny Wright Road and the center line of an old lane 1237 feet north of Tippitt's southwest corner, and running thence with center line of Granny Wright Road south 3° west 470 feet to Tippitt's northwest corner opposite a fence; thence with Tippitt's north line north 76° east 234 feet to hackberry in fence; thence with fence, Tippitt's line north 88° east 480 feet; thence with Tippitt's line and fence north 31° east 300 feet to point in center line of old lane, the south line of Tract No. 1; thence with center line of lane and south line of Tract No. 1 north 82° west 256 feet, north 75° west 310 feet, north 85° 45' west 285 feet to beginning, containing 6.4 acres.

TRACT No. 3: Beginning at the southeast corner of the original tract of 304 acres, more or less, shown on survey of J. W. Ozment lands by W. Z. Hitt in 1888, plan of which is recorded in Book 57, page 84, Davidson County, said corner having been relocated by intersecting the east line of tract with south line of same and running thence along an old tree row north 4° east 742.5 feet to a point, Tippitt's southeast corner; thence north 85° west 780 feet with Tippitt's line to a corner; thence with Tippitt's line south 4° west 742.5 feet to point in south line of original tract; thence south 85° east 880 feet to beginning, containing 15 acres.

Being the same property conveyed to Gilbert F. Rader by deed from R. F. Litsey and wife, of record in Book 2106, page 147, Register's Office for Davidson County, Tennessee.

FULL RELEASE

4 Aug. 1961

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