K 2278

INSTALLMENT DEED

FROM Zeke C. Gammel et al

TO Fred S. Frazier et ux

Guaranty Title Company
A Division of
Kansas City Title Insurance Company
S.W. Corner 3rd and Union
NASHVILLE, TENNESSEE

RECEIVED FOR RECORD
STATE OF TENNESSEE
DAVIDSON COUNTY
May 5 1954
$2.50 Stamps Affixed
Note in Book
Recorded in Book
Witness my hand
WOOD S. WILSON, Register
By

FORM 104

For and in Consideration of the sum of

Twelve Thousand Five Hundred and no/100 - - - - - ($12,500.00) - - - - - - - Dollars,

of which, One Thousand Two Hundred Fifty and no/100 - - - - ($1,250.00) - - - Dollars,

has been paid in cash by Fred S. Frazier and wife, Jean Hausmann Frazier

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

Eleven Thousand Two Hundred Fifty and no/100 - - - ($11,250.00) - - - - - - - Dollars,

the said Fred S. Frazier and wife, Jean Hausmann Frazier have

executed their note of even date herewith, for $11,250.00, payable to the order of Zeke C. Gammel and wife, Marion T. Gammel, Sarah E. Gammel and Kate Gammel in 276 monthly installments of $86.00 each which includes principal and interest at the rate of 5½% per annum and insurance and taxes, the first installment falling due July 1, 1954 and the others monthly thereafter until all are paid.

~~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, Zeke C. Gammel and wife, Marion T. Gammel, Sarah E. Gammel and Kate Gammel

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

Fred S. Frazier and wife, Jean Hausmann Frazier heirs and assigns,

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

Land in the 3rd, formerly the 2nd, Civil District of said County, being lot No. 23 on the Plan of the Re-subdivision of Cliffdale, as of record in book 974, page 49, Register's Office for said County, described as follows:
Beginning on the northeasterly margin of Cliffdale Road at the corner of lots Nos. 22 and 23; thence with the line between said two lots northeastwardly 192 feet to the top of bluff, continuing northeastwardly and down said bluff 318 feet, in all, 510 feet to the low water mark of Stones River; thence with said low water mark southeastwardly 75 feet to the corner of lots Nos. 23 and 24; thence with the line between said two lots southwestwardly 300 feet to the top of bluff and continuing southwestwardly 205 feet, in all, 505 feet to the northeasterly margin of Cliffdale Road; thence with said Road northwestwardly 80 feet to the beginning.
Being part of the property conveyed to Zeke C. Gammel and wife, Marion T. Gammel, a one-third undivided interest, and Kate Gammel and Sarah E. Gammel, a one-third undivided interest each, by deed from Maude E. Keeling and husband, of record in book 1027, page 479, said Register's Office.

This conveyance is made subject to easement for a right-of-way as set out in deed recorded in book 633, page 596; perpetual easement to flood premises, and other and incidental rights in connection therewith, as a result of maintenance and operation of the Cheatham Lock and Dam Project on Cumberland River, as set out in "Warranty Deed of Flowage Easement" recorded in book 2240, page 297, and restrictive covenants contained in deed recorded in book 1169, page 221, said Register's Office.

A strip of land five (5) feet wide is reserved along Cliffdale Drive on lot 23 for the purpose of widening said drive by county highway,

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