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INSTALLMENT DEED J. R. WEST FORM

For and in Consideration of the sum of Ninety One Thousand Five Hundred ($91,500.00)

and no/100 - Dollars,

of which Twenty Thousand ($20,000.00) and no/100 - - - - - - - - - - - - - - - Dollars,

Martin Construction Company

has been paid in cash by Joe Zeitlin and Martin L. Zeitlin, partners doing business as/

the receipt of which is hereby acknowledged, and for the remainder Seventy One Thousand Five

Hundred ($71,500.00) and no/100 - Dollars,

Construction Company

the said Joe Zeitlin and Martin L. Zeitlin, partners doing business as Martin/ have

executed their two promissory notes of even date herewith in the sum of $35,750.00 each, payable to the order of Marion Stinson McAlister, on or before one and two years after date, with interest at 5% per annum, payable semi-annually on the unpaid balance of the principal indebtedness as of the date such payment is due, part of the consideration herefor being that grantee proposes to subdivide the hereinafter described property into small lots, and if the same is so subdivided, and after, but not before, the plan of such subdivision is approved and placed of record in the Register's Office for Davidson County, Tennessee, and a sufficient and proper bond has been executed for construction and completion of roads and streets, and the laying of water mains and lines, grantors will release the lien reserved to secure the said notes as to any lot thereafter sold upon payment of a sum to be ascertained by dividing the number of lots shown on the recorded plan of said sub-division into the principal amount of said notes, or $71,500.00, provided that if the sum so ascertained shall be less than $1,000.00, then release shall be made only upon payment of $1,000.00 per lot to be released, and said notes

~~[illegible]~~ 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

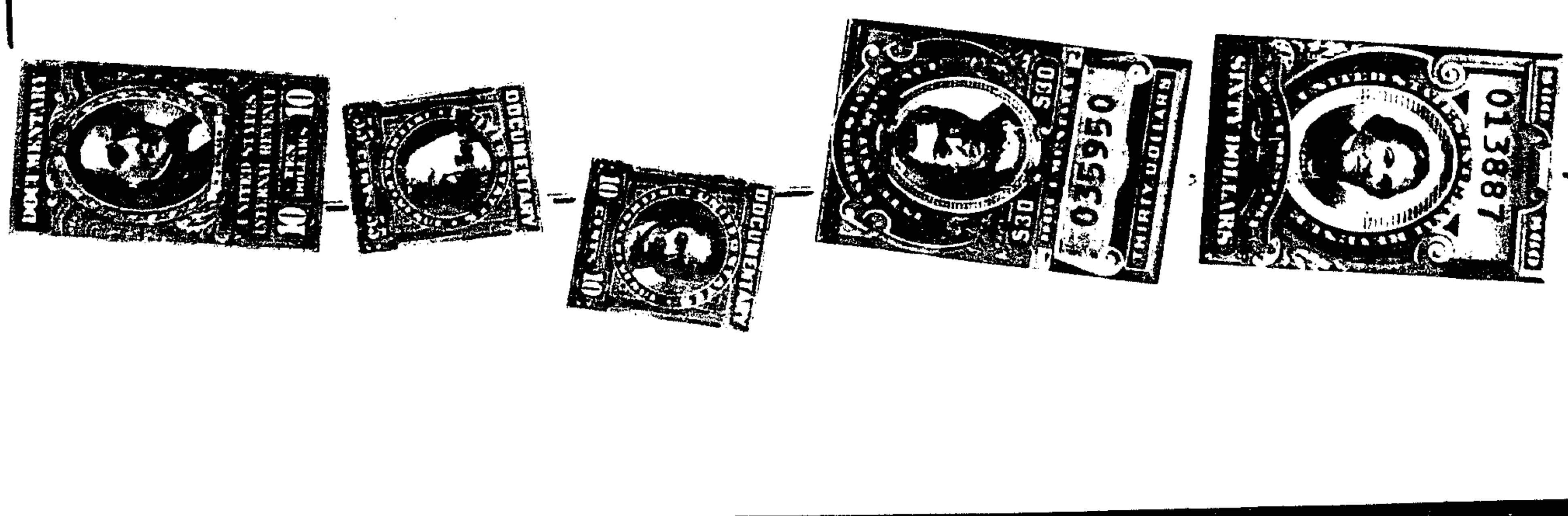
on the land herein conveyed, I, Marion Stinson McAlister

have this day bargained and sold, and do hereby transfer and convey unto the said Joe Zeitlin and Martin L. Zeitlin, partners doing business as Martin Construction/ Company, their successors ~~heirs~~ and assigns,

certain real estate in Davidson County, Tennessee, as follows: Land in the 6th, formerly the 8th, Civil District of said County, being part of Grant No. 164, known as the Jesse Maxwell Grant, and described partly according to a plat made by Wm. C. Parrish, Surveyor, August 21, 1955, as follows:

Beginning at a point in the center of Smith Land, north 3° 30' east 263.7 feet from the intersection of the center line of said land and the center line of Hogan Road; thence north 3° 30' east 1934.3 feet, more or less, to the southeast corner of Lot No. 1, on the map of the lands of Miss Mary Maxwell, deceased, a plan of which is of record in Plan Book No. 2, page 153, Chancery Court at Nashville, Tennessee; thence with the southern boundary line of the Maxwell Lands, south 88° 45' west 1380 feet to the northeast corner of a 45.38 acre tract of land owned by Herbert Farrell; thence with his eastern boundary line, south 4° 45' west 1857.2 feet, more or less, to a point 295.3 feet northerly from the center of said Hogan Road; thence south 89° 40' east 802 feet; thence south 84° 25' east 610 feet, more or less, to the beginning, containing 61 acres, more or less, and being part of the property conveyed to Harry Hill McAlister, Jr. and wife, Marion Stinson McAlister by W. D. Hardeman by deed of record in book 936, page 556, Register's Office for said County, the said Harry Hill McAlister, Jr. having since died.

Appurtenant to the above described property, there is hereby given and granted an easement for road purposes and for a water line on and across a tract of 9 acres, more or less, owned by grantors and lying south of and adjacent to the property hereby conveyed, and which shall be 50 feet in width and extend from the southwest corner of the above described property to Hogan Road along and parallel to the west line of said 9 acre tract, and also a further easement for the same purposes, to be located as nearly as possible along the road now existing and leading from the property hereby conveyed to the barn as now located on said 9 acre tract.



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