BK 2647

INSTALLMENT DEED — TENNESSEE TITLE COMPANY

FORM 1008

FOR AND IN CONSIDERATION OF the sum of $12,000.00
- - - - - - - - - - - - TWELVE THOUSAND AND NO/100 - - - - - - - - - - - - - - - - DOLLARS
of which $ 3,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their one joint principal note of even date herewith for the sum of $9,000.00, payable to the order of L. W. Butler and wife, Mary Butler, with interest at 6% per annum, both principal and interest payable $80.00 monthly, beginning June 15, 1957, to be applied first to payment of interest on the principal amount, or so much thereof as shall from time to time remain unpaid, and the balance to be applied to payment of principal, until the entire amount is paid in full,

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed, we, L. W. Butler and wife, Mary Butler

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto
HERBERT SMITH AND WIFE, LAURA ADA SMITH

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TWO TRACTS OF LAND DESCRIBED AS FOLLOWS:

TRACT NO. 1: Containing two tracts of land in the 13th, formerly 25th, Civil District of Davidson County, Tennessee, on the head waters of Bull Run Creek, and described as follows:

Tract No. 1: BEGINNING at a white oak and tan oak in the west line of the old Simpkin's Tract, being Elizabeth Duxbury's southwest corner; thence with said Duxbury's west line, north 29° west 173 poles to a white oak; thence north 3-3/4° east 168 poles to a sugar tree in the south line of the J. J. Rucker Land; thence with said line, north 88° west 16 poles to a walnut and white oak; thence south 3-3/4° west 169 poles to a white oak and tan oak; thence south 29° east 201 poles to two tan oaks in Simpkin's west line and thence with said line north 3-3/4° east 24 poles to the beginning, containing 30.4 acres, be the same more or less.

Tract No. 2: BEGINNING at a hickory and black oak on the ridge in Simpkins' west boundary; thence north 30° west 142 poles to a small beech in a hollow; thence north 3-3/4° east 166 poles to a dogwood and sugar tree in J. J. Rucker's south boundary and with the same north 86° west 16 poles to a sugar tree; thence south 3-3/4° west 168 poles to a white oak; thence south 29° east 173 poles to a white oak and tan oak in said Simpkins' line and with same north 3-3/4° east 28 poles to the beginning, containing 30.4 acres, more or less.

Included in the above description but specifically excluded therefrom is a tract of 9 acres that was conveyed to M. F. Glover by deed from L. W. Butler and wife, of record in Book 1642, page 545, Register's Office for said County.

Being part of the property conveyed to L. W. Butler and wife, Mary Butler, by deed from Rosie Lee Douglas Thomas and husband, of record in Book 1415, page 36, Register's Office for said County.

TRACT NO. 2: A tract of land in the 13th, formerly 25th, Civil District of Davidson County, Tennessee, being the northerly parts of Lots Nos. 5 and 6 on the unrecorded Map of Jas. L. Young Lands and described according to a survey made by Z. J. Wilkinson, November 17, 1947, as follows:

BEGINNING at a point in the center line of Bull Run Road in the line between Lots 6 and 7; thence along the line between said lots, north 26° 30' west 796 feet to a beech, the common corner of Lots 6 and 7; thence along Simpkins' line North 3° 45' east 419 feet to a maple tree, and continuing with Simpkins' line with the same call 170 poles to the northwest corner of Lot 5; thence along the line of Lot 5, south 88° east 16 poles to the common corner of Lots 4and 5; thence along the line between Lots Nos. 4 and 5, south 3-3/4° west 169 poles to a water oak stump; thence south 28° east 1265 feet to the center of Bull Run Road; thence along the Road as follows: north 75° 30' west 100 feet, north 87° 30' west 100 feet, south 83° west 100 feet, south 80° 30' west 236.5 feet, containing 28.91 acres more or less.

Being the same property conveyed to L. W. Butler and wife, Mary Butler, by deed from M. F. Glover, unmarried, of record in Book 1559, page 282, Register's Office for said County.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

PG 621