BK 2703

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of - - - - - - - - - -

FIFTY-SIX THOUSAND FOUR HUNDRED ($56,400.00) and 00/100 DOLLARS,

of which Five Thousand ($5,000.00) and 00/100 Dollars, has been paid in cash by J. B. Downey and Sons, Inc. the receipt of which is hereby acknowledged, and for the remainder Fifty-One Thousand Four Hundred ($51,400.00) and 00/100 Dollars, the said J. B. Downey and Sons, Inc. has executed one note of even date herewith payable to Carl Siegrist, Clarence Siegrist, Oscar Siegrist, William Siegrist and Minnie Siegrist, in the original principal amount of $51,400.00 payable in full, 5 years from date thereof, with interest at the rate of 5% per annum payable annually beginning March 1, 1959, and bearing no interest prior to March 1, 1958; said note providing that the premises hereinafter described shall be subdivided and developed into building lots by a duly recorded plan in the Register's Office of Davidson County, Tennessee, and that at least one-half of all improvements required for subdivision be completed and fully paid for within eighteen months from the date hereof, or default may be declared by the holder, at his option, within thirty days thereafter and all of the indebtedness declared due and payable at once, without notice, and the hereinafter named Trustee, or his successor in trust, is hereby authorized and empowered to sell said property in the manner as hereinafter provided, and providing for payment of attorney's fees, and to secure the payment of said note, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, we,

CARL SIEGRIST, CLARENCE SIEGRIST, OSCAR SIEGRIST, WILLIAM SIEGRIST AND MINNIE SIEGRIST,

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

J. B. DOWNEY AND SONS, INC., a Tennessee Corporation,

its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land lying in the 8th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 1, 2, and 3, and all of Lots Nos. 7, 8, 9 and 10, on the Plan of Davidson Subdivision of record in Book 843, page 35, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Starting at the center line of a creek where the same intersects the southerly margin of the Charlotte Pike, said southerly margin being 40.0 feet from the center line thereof, and running thence the following courses and distances:

In a southerly direction along the center line of said creek as the same meanders along the westerly margin of Crest Meade Subdivision a distance of 1673.0 feet, more or less, to where the same crosses under the center of a bridge on Davidson Road; thence continuing in a southerly direction along the meander of said creek 1660.0 feet, more or less, to a point in the southerly boundary of the Siegrist property, also known as Brook Meade Addition; thence South 88°-02' West along the existing fence 894.5 feet to a 24-inch oak tree; thence South 2°-46' East along an existing fence 721.0 feet to a point 15 feet past a corner post, said point being the agreed corner between the Siegrist property and the adjoining tract; thence North 87°-32' West along an agreed line 351.0 feet to a point 10 feet North of an existing corner post; thence North 0°-09' East along an existing fence 2033.0 feet to a corner post; thence South 87°-35' West 160.0 feet to a point; thence North 0°-09' East 854.0 feet to a point at William Siegrist's southwest corner; thence North 75°-18' East along William

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