K 2740

INSTALLMENT DEED

FROM

John B. Smith and wife,

Frances H. Smith

TO

J. O. Maddux and wife,

Anne C. Maddux



FOR AND IN CONSIDERATION of the sum of Twenty-five Thousand Five Hundred and No/100 ---------- *Dollars,*

of which Twenty-five Hundred ($2,500.00) and No/100 ---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Twenty-three Thousand and No/100 ($23,000.00) Dollars ---------- *Dollars,*

J. O. Maddux and wife, Anne C. Maddux, *have* we *executed*

their one joint promissory lien note for Twenty-three Thousand and No/100 Dollars ($23,000.00) dated March 7, 1958, payable to John B. Smith and wife, Frances H. Smith, on or before November 6, 1958, bearing interest at five (5) per cent per annum from May 6, 1958,

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, we, John B. Smith and wife, Frances H. Smith,

have this day bargained and sold, and do hereby transfer and convey unto the said J. O. Maddux and wife, Anne C. Maddux, their

(successors), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the east part of Lot No. 39 on the Map of Royal Oaks Subdivision, as of record in Book 421, pages 102 and 103, of the Register's Office for said County, and described according to a copy of a survey thereof made July 24, 1942, by S. R. Samford, Jr., Engineer, and also part of Glenside Avenue as closed by City of Belle Meade Ordinance No. 36, and per agreement between John B. Smith and wife, et al, as of record in Book 1852, page 225, as follows:
Beginning at a point in the northerly margin of Lynwood Boulevard at the southeast corner of the property conveyed to Elizabeth O. Nellums and husband, M. E. Nellums, by deed from Union Trust Company, Inc., of record in Book 1133, page 570, said Register's Office, being the southwest corner of the lot in question; thence with Nellum's east line North 37 degrees East 430 feet to a point where the easterly margin of Pendleton Avenue and the westerly margin of Glenside Avenue intersect if extended; thence with the westerly margin of Glenside Avenue if extended and along the westerly margin of said Avenue as now located, South 0 degrees 30' West 496 feet to a point where the westerly margin of Glenside Avenue if extended would intersect the north margin of Lynwood Boulevard if extended; thence with the margin of Lynwood Boulevard, North 59 degrees West 296 feet to the point of beginning.

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