K 2744

INSTALLMENT DEED

FROM
John Smallman Cowden, et ux

TO
Emmett Barnes, et ux



Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

FOR AND IN CONSIDERATION of the sum of Six Thousand Nine Hundred Fifty and No/100 - - - - - - - - - - - - - - - - - - ($6,950.00) - - - - - - - - - - - - - - - *Dollars, of which* One Thousand Five Hundred Fifty and No/100 - ($1,550.00) - - - - - - - - - - - - *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* Five Thousand Four Hundred and No/100 - - - - - - - - - - - - - - - - - ($5,400.00) - - - - - - - - - - - - - - *Dollars,*

Emmett Barnes and wife, Lela Barnes *have* ~~we~~ *executed*

their joint promissory note of even date herewith, for $5,400.00, payable to the order of John Smallman Cowden and wife, Ruby Stone Cowden, in nine annual installments of $600.00 each, the first installment falling due on or before January 31, 1959, and the others on or before the 31st day of January of each year thereafter until said note is paid in full, with interest at the rate of 6% per annum from date, payable annually on the unpaid balance as said installments are paid,

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 Smallman Cowden and wife, Ruby Stone Cowden,

have this day bargained and sold, and do hereby transfer and convey unto the said Emmett Barnes and wife, Lela Barnes, their

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

Land in the 9th, formerly the 14th, Civil District of said County and State, being part of lot No. 1 marked 55 acres and part of a tract marked Dower on the plan of Joseph M. Newsom lands, as of record in Plan Book 1, page 25, Chancery Court at Nashville, described according to a survey made by S. H. Hutchison, Surveyor, January, 1958, as follows: Beginning at a point in the center of Big Harpeth River, the most northerly corner of said lot No. 1 on said plan; thence with the line of said lot No. 1, south 8½° east 58 poles, more or less, south 82° west 44 poles, south 22½° west 7.5 poles, south 4½° east 22 poles to a chestnut oak and south 70° west 24 poles, more or less, to the center of Newsom Station Road; thence with the center of said Road, south 24° east 8 poles, south 45° east 14 poles, south 66° 30' east 28 poles, south 83° east 16 poles, north 82° 30' east 18 poles, north 69° east 23 poles, north 42° 30' east 13 poles and north 19° east 16 poles to a point in the southerly side of the N. C. & St. L. Railroad; thence along an underpass and the center of said road, north 32° east 6 poles to a point in the northerly side of said railroad; thence with same, north 50° 40' west 7.75 poles to the southwest corner of the Mill Lot; thence with the western boundary line of said Mill Lot, north 20° 45' east 10.25 poles to the center of said River, the northwest corner of said Mill Lot; thence with the center of said River, north 66° west 13.75 poles, more or less, and north 28° west 78 poles, more or less, to the beginning, containing 40 acres, more or less, included but expressly excluded from the above described property are two tracts of land conveyed to The Nashville, Chattanooga & St. Louis Railway,

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