BK 2859

APPROVED AS TO LEGALITY ON
THIS 11 DAY OF Dec. 1958
BY [illegible]

INSTALLMENT DEED

For and in Consideration of the sum of $40,000.00
---FORTY THOUSAND AND NO/100---- Dollars,
of which ---TWENTY THOUSAND AND NO/100--- Dollars,
has been paid in cash by Donelson Shopping Center Corporation
the receipt of which is hereby acknowledged, and for the remainder
---TWENTY THOUSAND AND NO/100---- Dollars,
the said Donelson Shopping Center Corporation has executed one promissory note of even date herewith in the principal sum of $20,000.00, payable to the order of Nettie May Benson, J. O. Benson and M. E. Benson, in 96 monthly installments of $253.20 each which include both principal and interest at the rate of 5% per annum. The first of said installments falls due on the 11th. Day of January, 1959, and a like amount on the 11th. Day of each succeeding month thereafter until the entire indebtedness has been paid in full, to be applied first to interest and balance to principal.

Said Note

all of said notes bearing six per cent interest from date, and 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, Nettie May Benson, J. O. Benson and M. E. Benson

have this day bargained and sold, and do hereby transfer and convey unto the said Donelson Shopping Center Corporation, its Successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being part of Lots Nos. 9 and 10 on the Map showing the Subdivision of the Jere Bowen Land, as of record in Plan Book 2, Page 134, Chancery Court at Nashville, described according to a survey made by Z. J. Wilkinson, Surveyor, August 30, 1956, as follows:
Beginning at an iron pin on the northeasterly side of the old Lebanon Pike at the southwest corner of a part of Lot No. 10 conveyed to H. E. Alexander et al, by William Bernard McMillen and Wife, by deed of record in Book 2539, Page 600, Register's Office for said County; thence with the northeasterly side of said Pike, north 43° 30 minutes west 161.2 feet to an iron pin, north 46° west 60 feet to an iron pin, and north 49° west 70 feet to the northeast corner of said Pike and Benson Avenue; thence with the easterly side of said Avenue, north 11° east 283.8 feet to an iron pin; thence with a fence, south 80° 30 minutes east 293 feet to an iron pin, the northwest corner of a part of Lot No. 10 conveyed to J. W. Etheridge and wife, by M. E. Benson and Wife, by deed of record in Book 1025, Page 43, said Register's Office; thence with Etheridge's western boundary line south 2° west with a fence 159 feet to Etheridge's southwest corner; thence with Etheridge's southern boundary line south 87° 20 minutes east 171.6 feet to an iron pin; thence with a fence, south 0° 30 minutes west 94.5 feet to an iron pin the northeast corner of said H. E. Alexander et al's property; thence with their northern boundary line, north 74° 50 minutes west 200 feet to their northwest corner; thence with their western boundary line, south 25° 27 minutes west 250 feet to the beginning, containing 2.82 acres, more or less.
Being part of the real property conveyed to M. E. Benson by C. A. McClendon & Wife, by deed dated June 17, 1913, filed June 26, 1913, and recorded in Book 443, Page 161, Register's Office for Davidson County, Tenn., the said M. E. Benson having since died leaving Nettie May Benson, his, widow, J. O. Benson and M. E. Benson, as his only heirs-at-law.

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