BK 2875

17948

INSTALLMENT DEED

FROM H. G. Hill Realty Company

TO Hamilton Frost, et ux



REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record 2 FEB A.D. 1959 at 1:23 o'clock P.M.
Noted in Book 72 Page 262
Recorded in Book ____ Page ____
Recording Fee $3.35
JAMES A. WILSON, Register
By ____ D.C.

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

FOR AND IN CONSIDERATION of the sum of five thousand, five hundred and no/100----------($5,500.00)---------- *Dollars, of which* one thousand and no/100----------($1,000.00)------ *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* four thousand, five hundred and no/100----------($4,500.00)-------- *Dollars,*

Hamilton Frost and wife, Emmy Keith Frost *have executed* one note of even date herewith in the principal amount of $4,500.00, and payable to the order of H. G. Hill Realty Company in three annual installments of $1,500.00 each, plus interest from date hereof at the rate of 5% per annum on the unpaid balance remaining from time to time, said interest being payable with each payment of principal, the first installment falling due on the 23rd day of January, 1960, and the others annually thereafter, until all are paid, privilege of prepayment is reserved,

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, H. G. Hill Realty Company, a Tennessee corporation, organized and existing under the laws of the state of Tennessee, with its principal office at Nashville, has ~~sold~~ *this day bargained and sold, and do hereby transfer and convey unto the said* Hamilton Frost and wife, Emmy Keith Frost, their ~~heirs~~ (~~successors~~), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 327 on the Plan of Hillwood Estates, Section 12, as of record in book 2663, page 109, Register's Office for said County. Said lot No. 327 fronts 175 feet on the easterly side of Sedberry Road and extends back between parallel lines 250 feet to a dead line. Being part of the real property conveyed to H. G. Hill Realty Company by deed from Horace G. Hill, Jr., dated January 9, 1941, filed January 17, 1941, and recorded in book 1174, page 84, said Register's Office.

This conveyance is made subject to a ten-foot utility easement along rear line of premises, 100-foot building setback line from Sedberry Road, and conditions of owners certificate, as shown on plan of record in book 2663, page 109, said Register's Office.

It is understood and agreed that the grantee shall consult with Davidson County Highway Department before the installation of any driveway, culvert, or other structure within the dedicated roadway, and such placement of construction shall be done in accordance with the rules and regulations of said Highway Department.

RELEASE

24 March 1959

PG 43