BK 2875

Installment Deed

FOR AND IN CONSIDERATION of the sum of Five Thousand, Seven Hundred, Fifty and no/100----------($5,750.00)----------*Dollars, of which* One Thousand and no/100----------($1,000.00)----------*Dollars, hae been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* Four Thousand, Seven Hundred, Fifty and no/100----------($4,750.00)----------*Dollars,* E. P. Charlet and wife, Jeannette C. Charlet *ha ve executed* one noteof even date herewith in the principal amount of $4,750.00 payable to the order of H. G. Hill Realty Company in three installments as follows: on January 23, 1960 the sum of $1,583.33, on January 23, 1961 the sum of $1,583.33 and on January 23, 1962 the sum of $1,583.34 plus interest from date at the rate of 5% per annum on the unpaid balance remaining from time to time, said interest being payable with eachpayment of principal, and 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 andexisting under the laws of the State of Tennessee, with its principal office at Nashville, has *this day bargained and sold, and do hereby transfer and convey unto the said* E. P. Charlet and wife, Jeannette C. Charlet their *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 332 on the Plan of Hillwood Estates, Section 12, as of record in book 2663, page 109, Register's Office for said County, described as follows:

Beginning on the easterly margin of Sedberry Road at the corner of lots Nos 332 and 333; thence with the line between said two lots eastwardly 215 feet to the corner of lots Nos. 332, 333 and 337; thence with the line between said lots Nos. 332 and 337, southwardly 185 feet to the northerly margin of Olive Branch Drive; thence with same westwardly 190 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northwestwardly 39.3 feet to the easterly margin of Sedberry Road; thence with same northwardly 160 feet to the beginning. 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 the easterly line of premises, 100-foot building setback line from Sedberry Road, 60-foot building setback line from Olive Branch Drive, 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 or construction shall be done in accordance with the rules and regulations of said Highway Department.

7 June 1961

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