K 2963

4-1547

Installment Deed

FOR AND IN CONSIDERATION of the sum of Five Thousand, Two Hundred, Fifty and no/100----------($5,250.00)----------*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, Two Hundred, Fifty and no/100----------($4,250.00)----------*Dollars,* Buford Dickerson, II, and wife, Donia Craig Dickerson *has* ~~ve~~ *executed* one note of even date herewith in the principal amount of $4,250.00 payable to the order of H. G. Hill Realty Company in three annual installments as follows: on or before September 16, 1960 the sum of $1,416.66; on or before September 16, 1961 the sum of $1,416.66 and on or before September 16, 1962 the sum of $1,416.68, with interest from date 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, 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 thelaws of the State of Tennessee with its principal office at Nashville, has ~~XXXX~~*this day bargained and sold, and do hereby transfer and convey unto the said* Buford Dickerson, II and wife, Donia Craig Dickerson *their* ~~XXXXXXXX~~*), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 324 on the Plan of Hillwood Estates, Section 12, as of record in book 2663, page 101, Register's Office for said County, described as follows:

Beginning on the easterly margin of Sedberry Road at the corner of lots Nos. 324 and 325; thence with the line between said two lots eastwardly 250 feet thence south 7° 35' west 55 feet to a concrete monument; thence south 23° 15' west 152 feet to the northerly margin of Gaylark Drive; thence with same westwardly 210 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northwestwardly 37.8 feet to the easterly margin of said Sedberry Road; thence with same northwardly 126.7 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 easterly line of premises, 100-foot building setback line from Sedberry Road, and 50-foot building setback line from Gaylark 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,

FULL

29 Mar. 1960

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