BK 2998

# Installment Deed

*FOR AND IN CONSIDERATION of the sum of* ----------($36,500.00)----------
THIRTY SIX THOUSAND FIVE HUNDRED AND NO/100 ---------- *Dollars,*
*of which* ----------($9,125.00)----------
NINE THOUSAND ONE HUNDRED TWENTY FIVE AND NO/100 ---------- *Dollars, has been paid in cash,*
*the receipt of which is hereby acknowledged, and for the remainder* ---($27,375.00)----------
TWENTY SEVEN THOUSAND THREE HUNDRED SEVENTY FIVE AND NO/100---------- *Dollars,*
the grantee, LARCHWOOD,Incorporated, (organized under laws of Georgia,with principal office in Atlanta,) ---------- *has* executed its four (4) promissory notes, of even date herewith, payable to the order of CLOUD V. ECKHARDT,for the principal sum of SIXTY EIGHT HUNDRED FORTY THREE AND 75/100 DOLLARS each,and due on or before one, two, three and four years after date, respectively,with interest from date at five (5%) per cent per annum, -payable annually; ---------- (said notes are payable at Nashville Bank & Trust Company,Nashville,Tennessee,without demand,protest or notice); and the grantors hereby agree to release any portion of the land herein conveyed upon the payment of $1,000.00 per acre and credit said notes accordingly; said payments to be credited on the next maturing note. Rufus Pardue, Trustee, is hereby empowered and authorized to execute said releases.

*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, CLOUD V. ECKHARDT and wife, HELEN ECKHARDT, ----------
*have this day bargained and sold, and do hereby transfer and convey unto the said* LARCHWOOD, Incorporated, a corporation organized under laws of Georgia,with principal office at Atlanta, ----------it's ---(successors), ~~HEIRS~~ *and assigns,*
*certain real estate in Davidson County, Tennessee, as follows:*

"Land in the 3rd, formerly 2nd, Civil District of Davidson County,Tennessee, being Lot No.1 in the partition of the real estate of Moses Mc N.Ridley, deceased, a plan of which is of record in Plan Book No.2, page 56,Chancery Court at Nashville, described as follows:
Beginning in the center of the Stewart's Ferry Pike at the northwest corner of said lot in the south line of the Homestead Tract; thence with the center of said Pike, South 89 degrees East 16.6 poles, South 71-3/4 degrees East 72 poles to the Northeast corner of said lot opposite a 20 foot road shown on said plan; thence with said road, South 2-1/4 degrees East 54 poles to a stone or stake, the Northeast corner of Lot No.2 ; thence with the North line of Lot No.2, North 88 degrees West 87.6 poles to a stone,the southwest corner of Lot No.1 and the northwest corner of Lot No.2; thence Northerly 73.5 poles to the beginning, containing 36 acres and 52 poles, more or less, INCLUDING and EXCLUDING easement for right-of-way of Fitzpatrick Road and slopes lying within boundaries of the premises and as set out in the right-of-way deed to Davidson County,Tennessee, from Cloud Eckhardt,of record in Book 2544,page 429,Register's Office for Davidson County,Tennessee. Being the same real property conveyed to Cloud V. Eckhardt by deed from J.K.Buck and wife,dated July 26,1944,filed July 27,1944, and recorded in Book 1285,page 349, Register's Office for said County."
(Guaranty Title Company's GT 154 555).

2 Jan. 1964

FULL RELEASE

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