INSTALLMENT DEED

For and in Consideration of the sum of Fifteen Thousand and no/100 ($15,000.00) - **Dollars,**

of which One Thousand Six Hundred and no/100 ($1,600.00) - - - - - - **Dollars,**

has been paid in cash by Chester P. Claus and wife, Roberta Claus,

the receipt of which is hereby acknowledged, and for the remainder of Thirteen Thousand Four Hundred ($13,400.00) - **Dollars,**

the said Chester P. Claus and wife, Roberta Claus, **have** executed th[illegible] joint and several promissory note of even date herewith, payable to J. W. Wooland and wife, Ethel P. Wooland, in fourteen (14) annual installments, the first thirteen (13) annual installments being in the amount of One Thousand ($1,000.00) Dollars each, and a final installment due February 1, 1974, in the amount of Four Hundred ($400.00) Dollars. The first installment is due February 1, 1961, and subsequent installments are due on the same day of each succeeding year until the note is paid in full. Said note bears interest at the rate of four and one-half (4½%) percent per annum, and interest is to be paid annually at the same time principal is paid, and in addition thereto.

~~**all of said notes bearing six per cent interest from date, and providing**~~ said note 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,** we, J. W. Wooland and wife, Ethel P. Wooland,

have this day bargained and sold, and do hereby transfer and convey unto the said Chester P. Claus and wife, Roberta Claus, their **heirs and assigns,**

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

Two tracts of land in the 13th Civil District of Davidson County, Tennessee, being part of the lands of G. W. Tribble shown on a copy of a drawing made by [illegible] Petty, Surveyor, (which is not a survey), dividing said Tribble's land into Tracts [illegible], Tract No. 1 being shown on said drawing as Tract "C", containing 23.6[illegible] acres more or less and described as follows:

Beginning at a point in the center line of New Hydes Ferry Pike (also known as Highway No. 12) at the corner of Tracts B and C; thence with the line between said tracts as follows: north [illegible] east [illegible] poles to an elm; north [illegible] west [illegible] poles to a hickory; north [illegible] 30' west [illegible].78 poles to a stake near an oak; thence along the westerly line of Tract "C" as follows: North 51° east 27.4 poles to a hickory; north [illegible] east [illegible].10 poles to a stake; north [illegible] west [illegible] poles to an elm; north 17° west 1[illegible] poles to a sugar maple; north 47° west 16 poles to a stake; north 43° west [illegible] poles to an [illegible] corner; [illegible] east 1[illegible].5 poles to a [illegible]; south [illegible] east [illegible] to a stake; south 77° east 1[illegible] poles to a stake; north 77° east [illegible].35 poles to a stake; north [illegible] east 1[illegible].30 poles to [illegible] hickory corner; north [illegible] east 33.6 poles; north [illegible] east [illegible] poles to a stake; north 3° east [illegible] poles to a stake with a [illegible] pointers; north [illegible] east 1[illegible] poles to an ash; north [illegible] east 1[illegible] poles to an elm; south 7[illegible] east 1[illegible] poles to a stake; north 79° east 13 poles to a stake; north 51° east 1[illegible] poles to a stake; south [illegible] east 1[illegible] to a stake, being the southeast corner of Tract C; thence along the easterly line of same, south 72 [illegible] poles to an ash; south [illegible] west 14 poles to a white oak; south 35° west [illegible] poles to a stake; south 30° west 1[illegible] poles to a stake, south 8° east [illegible] poles to a post; south 7[illegible] 30' east 19 poles to a corner of Tracts [illegible]; thence with the line between said tracts as follows: south 9° 30' west [illegible] poles; south 1[illegible] west 36.75 poles; south 1[illegible] east [illegible] poles; south 14° 15' west [illegible].6[illegible] poles; south [illegible] 30' east [illegible] poles to the center line of said New Hydes Ferry Pike; thence with the center line of same, southwesterly 79 poles to the beginning.

EXCEPTING, however, a tract of one acre more or less that was conveyed to [illegible] Moore and wife, Thelma [illegible], by deed from J. [illegible] Wooland and wife, of record in Book 23[illegible], page 119, Register's Office for said County.

Tract No. 2 being part of Tract "[illegible]" shown on the above mentioned [illegible] Tract No. 1, and described as follows:

Beginning at a stake, which is the [illegible] corner between Tract "[illegible]", owned by W. [illegible] Johnson and wife and Tract "[illegible]" owned by J. [illegible] Wooland and wife, said tracts being represented and shown by diagrams, east line [illegible] north with wire fence approximately 10[illegible] feet to corner of [illegible] fence; thence southwest approximately 150 feet adjoining fence at branch run; thence south approximately 33 feet to corner as shown or fence post at corner of pig pen, this being southwest corner of tracts described above; thence east approximately 15[illegible] feet to the beginning corner, a stake: said tract containing between 1/2 and one acre of land.

Tract No. 1 being part of the property conveyed to J. W. Wooland and wife, Ethel P. Wooland, by deed from G. W. Tribble, unmarried, of record in Book 1491, page 449, Register's Office for said County, and Tract No. 2 being the same property conveyed to J. W. Wooland and wife, Ethel P. Wooland, by deed from W. [illegible] Johnson and wife, of record in Book 1733, page 519, said Register's Office.

This conveyance is subject to real estate taxes for 196[illegible], which have been prorated and assumed by the grantees, title to that portion of the premises embraced within the bounds of any roads or highways, if any, and timber rights as set out in the deed of record in Book 1491, page 49[illegible], said Register's Office.