K 3220

Installment Deed

FOR AND IN CONSIDERATION of the sum of twenty-six thousand, seven hundred, fifty and no/100----------($26,750.00)----Dollars, of which thirteen thousand, three hundred, seventy-five and no/100------ ----------($13,375.00)------ Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder thirteen thousand, three hundred, seventy-five and no/100----------($13,375.00)--- Dollars, Baltz Brothers Packing Company, has executed

one note ofeven date herewith in the principal amount of $13,375.00 payable to theorder of John S. Weber and wife, Alice G. Weber in 20 semi-annual installments of $668.75 each, plus interest from date at the rate of 6% 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 19th day of October, 1961, and the others semi-annually thereafter until the principal and interest have been paid in full, 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 expressely retained on the land herein conveyed, John S. Weber and wife, Alice G. Weber have this day bargained and sold, and do hereby transfer and convey unto the said Baltz Brothers Packing Company, a partnership composed of Robert J. Baltz, Jr., Frank J. Baltz, Douglas M. Baltz, Dennis L. Baltz, and John Philip Baltz, its (successors), ~~heirs~~ and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lots Nos. 1, 2 and part of lot No. 3 on the unrecorded map of Johnson Bransford's Subdivision of the Hester Tract, described together according to a survey made by John D. Kerr, County Surveyor, for Rutherford County, Tennessee, May 20, 1948, as follows:
Beginning at a point in the center of Elm Hill Turnpike at the north-east corner of a tract of land owned by John Baltz; thence with the center of said Elm Hill Turnpike, north 81° east 119 feet to a point, north 76° east 247 feet to a point; thence south 7° east 734 feet to a point in the northerly margin of the Lebanon Branch of the Nashville, Chattanooga and St. Louis Railroad right-of-way; thence with the northerly margin of said right-of-way in a southwesterly direction 676 feet to the southwest corner of said lot No. 1, said point being also the southeast corner of the M. A. Byrd 2.20 acre tract; thence north 2° east 1089 feet to the beginning, containing 9.16 acres, more or less.
Including but excluding 26,000 square feet, more or less, more particularly described in conveyance from John S. Weber and wife, to State of Tennessee, of record in book 3030, page 233, Register's Office for said County.

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