BK 3225

Installment Deed

FOR AND IN CONSIDERATION of the sum of four thousand, sevenhundred, fifty and no/100----------($4750.00)----------*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* three thousand, seven hundred fifty and no/100----------($3,750.00)------*Dollars,*

Robert L. Ballew and wife, Betty J. Ballew

have executed

one note of even date herewith in the principal amount of $3,750.00, payable to the order of H. G. Hill Realty Company as follows: on the 15th day of May, 1962 the sum of $1,250.00, on the 15th day of May, 1963 the sum of $1,250.00, and on the 15th day of May, 1964 the sum of $1,250.00, 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, 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 and existing under the laws of the State of Tennessee, with its principal office in Nashville, has ~~have~~ *this day bargained and sold, and do hereby transfer and convey unto the said* Robert L. Ballew and wife, Betty J. Ballew, their ~~heirs~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 396 on the Plan of Hillwood Estates, Section 15, as of record in book 2900, page 117, Register's Office for said County. Said lot No. 396 fronts 165 feet on the easterly side of Post Road and extends back 235.85 feet on the northerly line and 234.4 feet on the southerly line to a dead line, measuring 165 feet thereon. 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 easement for public utility purposes along rear line of premises, 10-foot easement for N.E.S. along southerly line of premises, 75-foot building setback line from Post Road and conditions of owners certificate as shown on plan of record in book 2900, page 117, said Register's Office.

It is understood and agreed that the grantees 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.

27, Apr. 1962

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