45660

INSTALLMENT DEED

FROM

George Enoch Ayers, Ruth Ayers Matchak, Hazel Ayers Ozanne, Joe F. Ayers, Jr. and Fred K. Ayers

TO

J.A.Russell, Manda Russell, Johnnie Williams and Betty Williams

Attorneys Title Company

JAMES P. WILSON, Register

For and in Consideration of the sum of Eight Thousand Five Hundred -($8,500.00) - Dollars,

of which One Thousand ($1,000.00) - - - - - - - - - - - - - - - Dollars,

has been paid in cash by J. A.Russell and wife, Manda Russell, Johnnie Williams and wife, Betty Williams

the receipt of which is hereby acknowledged, and for the remainder

Seven Thousand, Five Hundred - - - - - - - - - -($7,500.00) - - Dollars,

the said J.A.Russell and wife,Manda Russell, Johnnie Williams ~~and wife, Betty Williams~~ have

executed an installment note of even date herewith, in the principal amount of $7,500.00, payable in monthly installments as follows: on the 1st day of August, 1961, the sum of Fifty Dollars ($50.00) and thereafter the sum of Fifty Dollars ($50.00) on the 1st of each succeeding month until the entire balance, principal and interest, shall have been paid. The installments include interest at the rate of six per centum (6%) per annum

and 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, George Enoch Ayers, Ruth Ayers Matchak, Hazel Ayers Ozanne, Joe F. Ayers, Jr., and Fred K. Ayers, heirs at law of Joe F. Ayers, deceased

have this day bargained and sold, and do hereby transfer and convey unto the said J. A. Russell and wife, Manda Russell, Johnnie Williams and wife, ~~Betty Williams, their~~ heirs and assigns,

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

BEGINNING at a stake in the northwesterly margin of the Lower Walkers Creek Road; thence with said northwesterly margin of the Lower Walker's Creek Road, South 30° 30' west 436 feet to a point; thence South 35° 30' West 226 feet to a corner post, being a common corner of the H. N. Ragan property; thence North 87° 30' West with a fence on the line between the property herein described and the H. N. Ragan property 1087 feet to a corner post; thence North 3° 00' East with a fence 594 feet to a point; thence South 86° 30' East with a fence, 1,418 feet to the point of beginning, containing 17 acres, more or less.

Being the same property conveyed to Joe F. Ayers, by decree of Chancery Court of Davidson County, Part I, of record in Book 3223, page 60, Register's Office for Davidson County, Tennessee, the said Joe F. Ayers having since died.

Debbie Hitt Ayers, surviving widow of Joe F. Ayers, joins in this instrument for the purpose of releasing her marital rights to said property, including homestead and dower interests.