BK 3256

Installment Deed

FOR AND IN CONSIDERATION of the sum of three thousand and no/100---------- ----------($3,000.00)----------*Dollars,* *of which* five hundred and no/100---------- ----------($500.00)----------*Dollars, has been paid in cash,* *the receipt of which is hereby acknowledged, and for the remainder* two thousand, five hundred and no/100----------($2,500.00)----------*Dollars,*

George DeMardes and wife, Mary M. DeMardes

ha. ve *executed*

one note of even date herewith in the principal amount of $2,500.00 payable to the order of Fred Webb Jackson and wife, Julia Roberta Jackson in 100 monthly installments of $25.00, the first installment due on or before September 16, 1961, and the others monthly thereafter, plus interest from date at the rate of 6% per annum on the unpaid balance remaining from time to time, such interest payments being payable annually beginning on the 16th day of August, 1962, and the others annually thereafter, 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, we, Fred Webb Jackson andwife, Julia Roberta Jackson

have this day bargained and sold, and do hereby transfer and convey unto the said George DeMardes and wife, Mary M. DeMardes, their

~~XXXXXXX~~ *heirs and assigns,*

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

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, June 23 and 27, 1961, and revised June 27, 1961, as follows:
Beginning at a point in the northwesterly margin of Lakeview Drive at the easterly terminus of the curve lying at the northerly interesection of said Drive, and a 50 foot unnamed road, said point lying north 56° east 967 feet along said northwesterly margin from the east corner of the property conveyed to Nellie R. Richards and husband, by deed from Fred Webb Jackson and wife, as of record in book 3255, page 238, Register's Office for said County; thence with said northwesterly margin north 56° east 225 feet to the south corner of a 3.45 acre tract on said survey; thence with the southwesterly line of said 3.45 acre tract north 34° west 470 feet to a point; thence south 56° west 315.1 feet to thenortheasterly margin of said 50 foot unnamed road; thence with said northeasterly margin south 44° east 300 feet to a point; thence with the same around a slight curve to the right, having a radius of 858 feet, southeasterly 149.75 feet to the beginning of a curve; thence around a curve to the left, having a radius of 25 feet, easterly 39.27 feet to the beginning, containing 2.96 acres.
Being part of the real property conveyed to Fred Webb Jackson and wife, Julia Roberta Jackson, by deed from G. L. Comer, as Sole Trustee under the R. W. Comer and Sons Trust Fund, et al., dated December 28, 1955, filed December 30, 1955, and recorded in book 2487, page 255, Register's Office for said County.
This conveyance is made subject to restrictive covenants contained in instrument of record in book 3222, page 182, as amended by instrument in book 3248,

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