K 3277

INSTALLMENT DEED

For and in Consideration of the sum of $6,500.00 - - - - - - - - - - - -

- - - - Six Thousand, Five Hundred and No/100 - - - - - - - - - - - Dollars,

of which One Thousand and No/100 ($1,000.00) - - - - - - - - - - - - - - - Dollars,

has been paid in cash by Lorenzo Staggs and wife, Mae Staggs

the receipt of which is hereby acknowledged, and for the remainder Five Thousand Five Hundred

and No/100 ($5,500.00) Dollars,

the said Lorenzo Staggs and wife, Mae Staggs have

executed their one promissory note of even date with this deed payable to the grantor herein in eight (8) annual installments as follows: on the first day of August 1962, the sum of $687.50 and thereafter an equal amount on the first day of August of each and every succeeding year until paid in full. Interest at the rate of 4% per annum on the unpaid principal sum shall also be paid annually together with the principal payment, the first payment of said interest is due on the 1st day of August 1962, and thereafter on the first day of August of each and every succeeding year.

all of said notes bearing six per cent interest from date, 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, I, Annie Cluck Hardy, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said Lorenzo Staggs

and wife, Mae Staggs, their heirs and assigns,

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

TRACT I: Land in Davidson County, Tennessee, being part of the southwest part of Lot No. 2, on the Map of J. M. Eatherly's Subdivision, of the Woodward Property, as of record in Book 2, page 32, of the Chancery Court for said County, and described according to a copy of a survey made by Z. J. Wilkinson, Surveyor, as follows:

BEGINNING at a point in the center line of Nance Lane, which Lane runs north and south to the Murfreesboro Pike, being 50 feet north of the northwest corner of the Saxon Lot, and likewise being the northwest corner of a lot conveyed to Moore by deed of record in Book 1450, page 15, Register's Office for said County; thence with the center line of Nance Lane North 1 deg. 30 min. West 50 feet to a point; thence easterly 260 feet, more or less, to the west line of the property conveyed to Modern Housing, Inc., by deed of record in Book 1372, page 268, said Register's Office; thence with the west line of said Modern Housing Inc., property South 5 deg. 30 min. West 50 feet to an iron pin, at a stake at Moore's northeast corner; thence with his north line, North 84 deg. West 254.1 feet to the point of beginning.

Being the same property conveyed to A. E. Hardy and wife, Annie Cluck Hardy by deed from Wayne C. Gower and wife, Mary Christine Gower, of record in Book 1540, page 419, Register's Office for Davidson County, Tennessee. The said A. E. Hardy having since died.

TRACT II: Land in Davidson County, Tennessee, being part of Lot No. 2 on the Map of J. M. Eatherly's Subdivision of the Woodward Property recorded in Plat Book 2, page 32, Chancery Court at Nashville and being the southeast part of Lot 3 on the unrecorded plan of the J. D. Irvin's Lots as shown on a copy of a copy of a survey made by Z. J. Wilkinson, Surveyor, dated April 26, 1948, described as follows:

BEGINNING at a point, being an iron pin in the center line of Nance Lane, the corner of Lots 2 and 3, South 84 deg. 07 min. East 260.2 feet to an iron pin in the westerly line of said property conveyed to Modern Housing Inc., of record in Book 1372, page 268, along the east line of Lot No. 3, North 5 deg. 30 min. East 12 feet, thence westerly 259 feet to the beginning.

Being the same property conveyed to A. E. Hardy and wife, Annie Cluck Hardy, by deed from Ruth Brown, a widow, of record in Book 1676, page 213, Register's Office for Davidson County, Tennessee. The said A. E. Hardy having since died.

G 472