K 3343

INSTALLMENT DEED

FROM 85807
L. M. BAKER ET UX

TO

LAND, INC., a
Tennessee corporation

NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 26 day of FEB A.D. 1962 at 11:15 o'clock A. M.
Noted in Book 4411 Page 253
Recorded in Book ___ Page ___
Recording Fee $2.75
JAMES P. WILSON, Register
By ___ Deputy Reg.

For and in Consideration of the sum of $22,809.03

Twenty-two Thousand Eight Hundred Nine and three/100 - - - - - - - Dollars,

of which Five Thousand Eight Hundred Nine and three/100 ($5,809.03) Dollars,

has been paid in cash by Land, Inc., a Tennessee corporation,

the receipt of which is hereby acknowledged, and for the remainder $17,000.00

Seventeen Thousand and no/100 - - - - - - - - - - - - - - - - - - - Dollars,

the said Land, Inc. has

executed its promissory note of even date herewith payable to the order of L.M. Baker or Madeline Baker in the principal amount of $17,000.00 payable in 60 monthly installments of $328.66 including principal and interest thereon at 6% per anum, beginning on March 15, 1962 and each month thereafter until paid in full.

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. we, L. M. Baker and wife, Madeline Baker,

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

Land, Inc., a Tennessee corporation, its successors and assigns,

certain real estate in Davidson County, Tennessee, as follows: Land lying in the 4th Civil District of said County and described according to a survey made by J.L. Murphy, Jr. & Co., dated February 3, 1962, as follows:

Beginning at a point on the center line of Old Hickory Boulevard, common with and being the southeast corner of the R.C. Allen tract and thence with the deeded line S.4°26'E.152.57 feet to a point near the intersection of the center lines of Old Hickory Blvd. and Webber Road; thence with the deeded line S.5°30'W.20.75 feet to a point; thence N.86°56'W.26.33 feet to a point in the west right of way of Webber Road being the southeast terminus of a short radius curve; thence with said curve (delta 79°46', radius 25 feet, tangent 20.89 feet) 34.8 feet to the origin; thence N.76°42'W.174.46 feet to a point, the beginning of a curve; thence with said curve (radius 404.21 feet, delta 19°39') 138.63 feet to a point; thence S.85°21'W.8.89 feet to a point; thence S.12°59' W.347.06 feet to a point; thence S.65°33'E.279.23 feet to the origin of a short radius curve; thence with said curve (delta 89°57', radius 25 feet, tangent 24.98 feet) 39.25 feet to the terminus; thence S.65°30'E. 25 feet to the center line of Webber Road; thence S.24°30'W.74.96 feet to a point, being the northeast corner of the White tract as of record in Book 2706, page 563, R.O.D.C.,Tenn.; thence N.65°33'W.895.73 feet to a point, being the corner of the White and Harwell tracts; thence N.65° 3'W.1105.71 feet to the Hermitage Estates property line; thence with the Hermitage Estates line N.18°39'W.276.80 feet to a point; thence N.49°45'E.6.40 feet to a point; thence S.76°42'E.2109.34 feet with Allens line to the center line of Old Hickory Blvd, the point of Beginning and containg 17.459 acres, more or less.

Being part of the same property conveyed to L.M. Baker and wife, Madeline Baker, by deed from Ernest W. Benz, Trustee and Ernest W. Benz and wife, Sophia Acree Benz, as of record in Book 866, page 316 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following restriction: No house shall be built within 300 feet of Old Hickory Boulevard having less than 1200 square feet of floor space and/or having less than 60% stone or brick exterior.

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