K 3375

26 Book 3377 Page 26

Installment Deed

FOR AND IN CONSIDERATION of the sum of TEN THOUSAND, TWO HUNDRED, FIFTY AND 00/100 ($10,250.00)---------- *Dollars,*

of which NINE THOUSAND AND 00/100 ($9,000.00)---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder of ONE THOUSAND, TWO HUNDRED, FIFTY AND 00/100 ($1,250.00)---------- *Dollars,*

James Buford Richardson and wife, Patricia Ann Richardson, *have executed* and delivered to the undersigned their joint promissory note, of even date herewith, for the principal sum of $1,250.00, payable, with interest at 6% per annum, calculated monthly on the unpaid balance, to the order of the undersigned Ida Belle Binkley in monthly installments of Twenty-five and 00/100 ($25.00) Dollars each-the first of said installments to become due one month after date hereof and one of the others on the like date of each succeeding month until said note, principal and interest, has been fully paid,

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, I, Ida Belle Binkley, a widow,

have this day bargained and sold, and do hereby transfer and convey unto the said James Buford Richardson and wife, Patricia Ann Richardson, their

(successors), heirs and assigns,

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

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, dated April 28, 1962, as follows:

BEGINNING at an iron pin in the westerly right of way line of the N. C. & St. L. Railroad at the northeast corner of the property conveyed to James L. Binkley, by deed from James Banks Binkley and wife, as of record in Book 2334, page 616; thence with said Railroad right of way, North 24° 30' East 158 feet to an iron pin; thence leaving said Railroad, along the line of the Weimer property, and along a fence, North 67° 30' West 262 feet to an iron pin and corner post in said Weimer's line; thence continuing with Weimer's property and along a fence, South 34° 30' West 155 feet to an iron pin and corner post; thence along the northerly line of the W. W. Owen's property and along a fence, South 56° East 135 feet to an iron pin, James Leg Binkley's corner; thence along said Binkley's line as follows: North 34 30' East 41 feet to an iron pin and square post near a branch; thence South 60° East along a white fence, 149 feet to an iron pin at the point of beginning, containing 1 acre more or less. Together with the right of way, contained in the deed from Melvina Tarkington, to R. V. Tarkington and wife, dated Dec. 21, 1931, filed for record Jan. 12, 1932, in Book 892, page 283, Register's Office, as follows:

"Reserving nevertheless unto the said bargainor, her heirs and assigns, owner for the time being of all or any part of the said parcel of land hereinbefore designed as the Angeline Binkley Property, and to all persons going to and from any part of the same, a perpetual right of way in common with said purchasers, their heirs and assigns, at all times for all purposes, with or without vehicle and animals, over and along a strip of land

G 26