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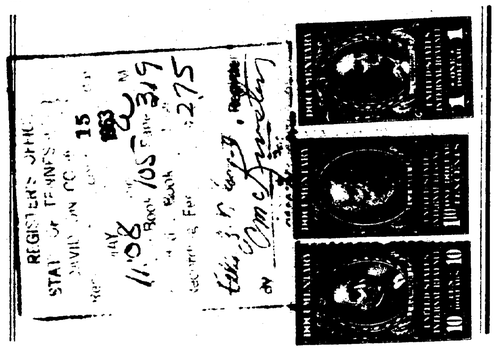
INSTALLMENT DEED

FROM

J. K. WOMACK ET UX

TO

JOE H. KELLER ET UX



FOR AND IN CONSIDERATION of the sum of $29,500.00 - - - - - - - - - - - - -

- - - - - - Twenty Nine Thousand Five Hundred and No/100 - - - - - - - - - - *Dollars,*

of which - - - $5,528.19 -

Five Thousand Five Hundred Twenty Eight and 19/100 - - - *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder of $23,971.81 - - - - - - - -

- - - Twenty Three Thousand Nine Hundred Seventy One and 81/100 - - - - - - *Dollars.*

- - Joe H. Keller and wife, Ruth O. Keller xxxxxxxxxxxx

expressly assume and agree to pay the unpaid balance of a first mortgage note being in an original amount of $22,000.00, with the present balance after the May 1963 payment of $18,971.81, said indebtedness being more fully described in and secured by a deed of trust executed by Glen T. Graddy and wife, Thelma L. Graddy, to R. Bruce Robertson, Jr. Trustee, dated March 18, 1957 of record in Book 2613, page 473, Register's Office for Davidson County, Tennessee, to secure The Prudential Insurance Company of America; and for the balance of $5,000.00 Joe H. Keller and Ruth O. Keller have of even date herewith executed their one joint promissory lien note for $5,000.00, payable to J. K. Womack and Ruth G. Womack on or before May 15, 1964 with interest at the rate of 6% per annum from date of deed. Said note for $5,000.00 is a second and subordinate lien to the above described note of $22,000.00 to The Prudential Insurance Co. of America.

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.

- - - - - - J. K. Womack and wife, Ruth G. Womack - - - - - - - - - - - - - -

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

- - - - - - -Joe H. Keller and wife, Ruth O. Keller, their - - - - - - - - - - - - - -

- (xxxxxxxx, *heirs and assigns,*

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

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 73 on the Plan of Hillsboro Park, Section II, as of record in book 2331, pages 61 and 62, Register's Office for said County.

Said lot No. 73 fronts 198 feet on the northerly side of Gardendale Drive and extends back between lines 259.7 feet on the easterly side and 270 feet on the westerly side, to a line at the rear on which it measures 198.3 feet thereon.

Being the same real property conveyed to J. K. Womack and wife, Ruth G. Womack by deed from Glen T. Graddy and wife, dated August 20, 1960, filed August 23, 1960 and recorded in book 3127, page 12, said Register's Office. This tract is improved and known as 6121 Gardendale Drive, Forest Hills, Nashville, Tennessee.

This conveyance is made subject to the following:

Ten-foot easement for public utilities along the northwesterly line of premises, anchor easement at the southeast corner of premises, 100 foot building setback line from Gardendale Drive and conditions of owners certificate, as shown on plan of record in Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property.

Restrictive covenants contained in an instrument executed by Hillsboro Park, Inc., dated May 3, 1955, filed June 6, 1955, and recorded in book 2435, page 237, Register's Office for Davidson County, Tennessee, as amended by instrument executed by Hillsboro Park, Inc. et al, dated December 10, 1956, filed December 10, 1956, and recorded in book 2603, page 440, said Register's Office.