K 3617

INSTALLMENT DEED

FOR AND IN CONSIDERATION of the sum of Thirty Five Thousand and 00/100 ($35,000.00) Dollars, the grantees: JAMES R. WEBB and wife, RUBY K. WEBB, acknowledge themselves to be justly indebted to HELEN R. WEBB, in the amount of Thirty-Five Thousand and 00/100 ($35,000.00) Dollars, and evidencing the same we have this day executed and delivered our joint and several note, payable to the order of HELEN R. WEBB. Said note is payable on or before twenty (20) years from date, and shall bear interest at the rate of five (5%) per cent per annum, which note provides for payment of attorney's fees, and to secure the payment of said note, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed, I, HELEN R. WEBB, a widow, have this day bargained and sold, and do hereby transfer and convey unto the said JAMES R. WEBB and wife, RUBY K. WEBB, their heirs and assigns, certain real estate, and easement rights, in Davidson County, Tennessee as follows, to-wit:

There is hereby transferred and conveyed to the grantees, James R. Webb and wife, Ruby K. Webb, all easement rights to and in the land that was particularly described in an easement instrument from T. H. Patton, et ux, to J. A. Webb, of record in Book 1641, page 283, said Register's Office, to which reference is hereby made as fully as if described fully herein.

The real estate hereby transferred and conveyed to the grantees, James R. Webb and wife, Ruby K. Webb, is described as follows:

TRACT NO. I: Land lying in the Fourth Civil District of Davidson County, Tennessee, more particularly described as follows: Starting with a concrete monument at the northeast corner of the Service Station Property (R.O.D.C. Book 1627, page 634, recorded on June 11, 1948), said monument being 330.2 feet northwest of the intersection of the center lines of Old Hickory Boulevard with Bryan Street and 17.5 feet west of the center line of Old Hickory Boulevard; thence South 54 deg. 27' West 7.5 feet to a point; thence North 35 deg. 33' West 20.0 feet to an iron pin, said pin and point of beginning of the land herein conveyed being in the northeast corner of the 20-foot strip of land described in deed recorded November 24, 1948, in Book 1646, page 523, RODC, and running thence the following courses and distances: 1. South 54 deg. 27' West along the above mentioned 20-ft. strip 189.6 feet to an iron pin; thence (2) North 31 deg. 08' West 50.2 feet to an iron pin; thence (3) North 54 deg. 27' East 185.6 feet to an iron pin in the westerly margin of Old Hickory Bldv.; thence (4) South 35 deg. 33' East along the westerly margin of Old Hickory Blvd. 50.0 ft. to an iron pin, and the point of beginning, containing 0.22 acres, more or less.
Being the same property conveyed to John A. Webb by deed of record in Book 1968, page 619, Register's Office for said County.

TRACT NO. II: Land lying in the Fourth Civil District of Davidson County, Tennessee, more particularly described as follows: Starting with an iron pin located at the intersection of the center lines of the Old Hickory Boulevard and Bryan Street, as shown on Plat of Section "D" of Old Hickory Village, recorded 7/16/48, in Book 1424, page 65, R.O.D.C., Tennessee; thence North 35 deg. 33' West 330.2 feet, more or less, along the center line of the Old Hickory Blvd. to a point; thence South 54 deg. 27' West 25 feet to a point in the northwesterly line of the Service Station Property and the point of beginning, and running thence the following courses and distances: (1) South 54 deg. 27' West 191.1 feet to an iron pin; thence (2) North 31 deg. 08' West 20.1 feet to an iron pin; thence (3) North 54 deg. 27' East 189.6 feet to an iron pin in the southwesterly margin of the Old Hickory Boulevard to the point of beginning, containing 0.09 acres, more or less.

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