K 3646

Installment Deed

FOR AND IN CONSIDERATION of the sum of Two Hundred Twelve Thousand Five Hundred and no/100 ----------($212,500.00) ---------- *Dollars, of which* Fifty Thousand and no/100 ----------($50,000.00) -------- ---------- *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* One Hundred Sixty Two Thousand Five Hundred and no/100 ----------($162,500.00) ---------- *Dollars,* Roscoe B. McDowell, Sr., Charles W. McDowell, Sr., Robert A. McDowell, Sr., and Bruce Purcell *have executed* their joint promissory note of even date herewith payable to the order of Ora Gardner Oakley in five equal annual installments of $32,500.00 each, plus interest at the rate of 5% per annum; the first installment falling due one year from date hereof and the others annually thereafter until said note is paid in full,

All proceeds from sale of any of said property to be applied to the reduction of outstanding indebtedness, and the grantor agrees to release any such portion of the property as sold.

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, Ora Gardner Oakley,

have this day bargained and sold, and do hereby transfer and convey unto the said Roscoe B. McDowell, Sr., Charles W. McDowell, Sr., Robert A. McDowell, Sr. and Bruce Purcell, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being in the 11th and 12th, formerly the 17th and 19th, Civil District of said County and State, described as follows:
Beginning at a point in the Dickerson Turnpike 90 feet north of the 5 mile post thereon and at W. A. Shootz's northwest corner; running thence north 88½° east 927 feet; thence north 82° east 1340 feet; thence north 2½° east 840 feet to a stone; thence south 86-3/4° east 1017 feet; thence north 6° east 1703 feet; thence north 88-3/4° west 990 feet; thence north 2½° east 1235 feet to the center of a new county road leading to the Gallatin Pike; thence with the center of said road, north 52½° west 200 feet; thence north 74° west 317 feet; thence south 65½° west 266 feet; thence south 79½° west 175 feet; thence south 4½° west 330 feet; thence south 3° west 908 feet; thence north 86½° west 673 feet; thence south 1° west 125 feet; thence north 87° west 680 feet to a point in the center of the Dickerson Turnpike; thence south 8½° east 400 feet; thence south 16° west 400 feet; thence south 22° west 575 feet; thence south 5° east 72 feet; thence south 5° east 628 feet; thence south 2° west 542 feet to the beginning point, containing 203 acres, more or less.
Included in the above description but excluded therefrom is the property conveyed to Earl T. Lucas and wife, Lena Belle Lucas, by deed from Ora Gardner Oakley and husband, of record in book 2039, page 553, said Register's Office, described according to a survey made by Z. J. Wilkinson, Surveyor, March 13, 1952, as follows:

G 105