K 3676

10950

INSTALLMENT DEED

FROM ROBERT E. BAKER, TRUSTEE

TO WILLIS G. McCARTER, SR. ET UX

[redacted]

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }
Received for record 29 day of JAN A.D. 1964 at 8:24 o'clock A.M.
Noted in Book 1827 Page 805
Recorded in Book Page
Recording Fee $ 2.50
Deputy Reg.
Register

PEDIGO & SAINDON

For and in Consideration of the sum of TWO THOUSAND NINE HUNDRED FIFTY AND No/100 ($2,950.00) Dollars,

of which THREE HUNDRED AND NO/100 ($300.00) Dollars,

has been paid in cash by Willis G. McCartar and wife, Amie L. McCarter

the receipt of which is hereby acknowledged, and for the remainder TWO THOUSAND SIX HUNDRED FIFTY AND NO/100 ($2,650.00) Dollars,

the said Willis G. McCarter and wife, Amie L. McCarter have executed an installment deed note in the principal amount of Two THOUSAND SIX HUNDRED FIFTY AND NO/100 ($2,650.00) DOLLARS, payable to the order of Robert E. Baker, Trustee. Said note being payable in 60 equal monthly installments of FIFTY-ONE AND 24/100 ($51.24) DOLLARS each. Said installment includes interest at the rate of six percent (6%) per annum. First installment due on or before February _____, 1964 and on the same day of each succeeding month a like amount until the entire amount, both the principal and interest, has been 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, Robert E. Baker, Trustee

have this day bargained and sold, and do hereby transfer and convey unto the said Willis G. McCarter and wife, Amie L. McCarter, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land lying and being in the 4th Civil District of Davidson County, Tennessee, and being a part of the John Cook Lands as of record in Book 45, Pages 765 and 766, Register's Office for Davidson County, Tennessee, and described according to an unrecorded survey made by Hickerson & Hickerson, Engineers, on November 12, 1963, and amended on December 7, 1963, and shown as Tract No. 7 on said survey, described as follows, to wit:

Beginning at a point in the northerly margin of John Hager Road; said point being the southwest corner of the tract herein conveyed and the southeast corner of Tract No. 6; thence north 2 deg. 30' east, 946.7 feet to an iron pin; thence south 85 deg. 10' east, 150.4 feet to an iron pin; thence south 2 deg. 30' west, 857.0 feet to an iron pin in the northerly margin of John Hager Road; thence in a southwesterly direction along the northerly margin of John Hager Road, 171.3 feet to the point of beginning and containing 3.1 acres, more or less.

Being part of the same property conveyed to Robert E. Baker, Trustee, by deed from Eugene Brown, et als, of record in Book 3673, Page 189, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to a TVA easement of record in Book 1255, Page 347, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to a restriction that if a residence is contemplated on said property it must contain at least 600 square feet of livable floor area.

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