BK 3678

13149

INSTALLMENT DEED

FROM

ROBERT E. BAKER, TRUSTEE

TO

OSCAR KROSNES, ET UX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }
Received for record 11 day
of FEB A.D. 1964
at 8:38 o'clock A.M.
Noted in Book 108 Page 55
Recorded in Book Page
Recording Fee $ 2.50
By , Register
Deputy Reg.

PEDIGO & SAINDON

For and in Consideration of the sum of FOUR THOUSAND NINE HUNDRED FIFTY AND NO/100 ($4,950.00) - Dollars,

of which ONE THOUSAND AND NO/100 ($1,000.00) - - - - - - - - - - - - - Dollars,

has been paid in cash by Oscar Krosnes and wife, Ruby Krosnes

the receipt of which is hereby acknowledged, and for the remainder THREE THOUSAND NINE HUNDRED FIFTY AND NO/100 ($3,950.00) - - - - - - - - - - - - - - - - - Dollars,

the said Oscar Krosnes and wife, Ruby Krosnes ha ve executed an installment deed note in the principal amount of Three Thousand Nine Hundred Fifty and no/100 ($3,950.00) Dollars, payable to the order of Robert E. Baker, Trustee. Said note being payable in 60 equal monthly installments of Seventy-six and 37/100 ($76.37) Dollars each. Said installment includes interest at the rate of six per cent (6%) per annum. First installment due on or before the 8th day of March, 1964 and on the same day of each succeeding month a like amount until the entire amount, both 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 Oscar Krosnes and wife, Ruby Krosnes, 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. 6 on said survey, described as follows, to-wit:

Beginning at a point in the northerly margin of John Hager Road, said point being the southeast corner of the tract herein conveyed and the southwest corner of Tract No. 7; thence north 2 deg. 30' east 946.7 feet to an iron pin; thence north 85 deg. 10' west 180.0 feet to a point; thence south 5 deg. 37' west 839.5 feet to an iron pin and fence post; thence south 16 deg. 16' east 241.0 feet to an iron pin and fence post in the northerly margin of John Hager Road; thence in a northeastly direction along the northerly margin of John Hager Road 188.7 feet to the point of beginning and containing 4.5 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 constructed on said property it must contain at least 600 square feet of livable floor area.

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