K 3706

INSTALLMENT DEED — TENNESSEE TITLE COMPANY

FORM 1066

FOR AND IN CONSIDERATION OF the sum of TEN ($10.00) DOLLARS

Cash in hand paid by the Grantee herein and other good and valuable considerations, receipt of which is hereby acknowledged, and for the remainder the grantee herein has executed his two promissory notes of even date, for the principal sum of SIXTY SIX THOUSAND DOLLARS ($66,000.00) EACH, payable to URBAN ESTATES, INC. AND SUBURBAN PROPERTIES, INC., the first note becoming due one year from date and the second note becoming due two years from date, each note bearing interest at 5% per annum, payable annually,

(It is understood and agreed that upon the payment of the sum of $1,200.00 on the principal of the notes herein described, the holder of said notes shall make a Release of one lot for each $1,200.00 paid. Each Release shall be made on each lot as shown on the preliminary plats of Oak Park Subdivision and Glen Haven Subdivision issued by James L. Murphy, Jr., & Company.)

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,

URBAN ESTATES, INC. AND SUBURBAN PROPERTIES, INC.,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

E. J. MORAN, as Trustee, with full power to sell or convey by deed or mortgage without the joinder of any beneficiary forwhom he may be acting,

herein called grantee, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Two tracts of land in the 12th Civil District of Davidson County, Tennessee, and described according to separate surveys made by J. L. Murphy, Jr. & Company, Engineers, dated March 23, 1964, as follows:

TRACT NO. I: BEGINNING at a concrete monument in the east margin Larkspur Drive, as located on the Plan of Linden Grove Subdivision, of record in Book 1835, page 89, Register's Office for said County, said monument being immediately north of the north margin of Ewing Creek; thence along the margin of Larkspur Drive, North 7° 03' West 57.16 feet to a point; thence crossing the terminus of Larkspur Drive, North 72° 27' West 68.5 feet to a point in the north line of the property known as Parkwood Estates Subdivision Reserved; thence along the north line of said Subdivision, South 79° 32' West 351.51 feet to a point in the east right of way line of Interstate Highway Tract I-65; thence along the east line of said Highway as shown on said Survey, northeasterly, around a curve, having a radius of 5,599.58 feet, a total distance of 1820.35 feet to a point in the south line of the Audrey Heitlinger Property; thence along Heitlinger's south line, along the south line of Estel Sloan Property, the E. P. Marsh Property and the John O'Neill Property, South 88° 42' East 1,235.15 feet to a point in the south line of the R. W. Huttinger Property in the west line of the W. J. Hailey Property; thence with west line of the Hailey Property, South 2° 53' 30" West 743.52 feet to a point; thence South 87° 44' 30" East 51.46 feet to a point in the west line of the property heretofore conveyed to Mason; thence along Mason's west line and along the west line of the terminus of Roadway known as Oak Valley Drive, South 7° 39' East 222.33 feet to a point;thence North 82° 21' East along the south margin of said Drive, 32.79 feet to a point and continuing with the margin of said Drive, around a slight curve, approximately North 88° 57' East 32.79 feet to another corner of the property heretofore conveyed to Mason; thence with Mason's west line, South 2° 33' West 382.43 feet to a point near the north margin of Ewing Creek; thence along the line north of and approximately on the bank of Ewing Creek, North 80° 37' West 241.58 feet; North 82° 25' 30" West 470.08 feet; North 82° 40' West 50 feet; North 82° 25' 30" West 81.45 feet; North 87° 04' West 506.99 feet; North 89° 07' 30" West 211.84 feet; South 83° 37' 30" West 163.31 feet; South 76° 27' 30" West 181.81 feet; South 68° 24' West 235.95 feet to the point of beginning, containing 54.705 acres more or less.

G 102