FILE - Contract Mtg Lot
1 lot w/ improvements
87594

INSTALLMENT DEED

FROM
MARY FEHR CRUTCHFIELD

TO
ROBERT ETHRIDGE IRVIN
AND WIFE,
LYNNIE T. IRVIN

DO NOT PUBLISH

STATE TAX $.....
PROBATE
TOTAL $.....

MAR 17
J.M.O. FEB
County Co.
Transcript
Rec 1.00

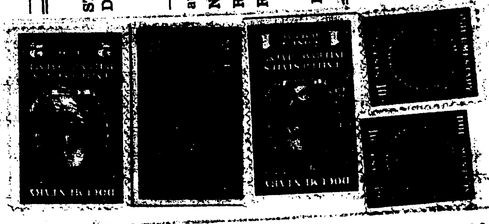
REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 17 day of March A. D. 1947
at 2:14 o'clock P. M.,
Noted in Book 203 Page 330
Recorded in Book Page
Recording Fee $ 2.00
W. T. JONES, Register
By C. McFinley Dept. Reg.

Published by
TLT

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE
CORPORATION
of Richmond, Virginia
for the convenience of
Attorneys at Law.
Use of the form by other than a lawyer is prohibited by statute and is an unsafe practice.

Yokley Ptg. Co. 5M 6-44



FOR AND IN CONSIDERATION of ONE AND NO/100 ($1.00) DOLLAR cash paid and other valuable considerations, including the execution and delivery by Robert Ethridge Irvin and wife, Lynnie T. Irvin, of a vendor's lien note for SIX THOUSAND ONE HUNDRED FIFTY AND NO/100 ($6150.00) DOLLARS, dated January 15, 1947, and payable in two hundred and forty (240) installments of FORTY AND 60/100 ($40.60) DOLLARS each, the first installment maturing February 15, 1947 and the others, one (1) on the fifteenth (15th) day of each calendar month thereafter until all have matured, including interest at five (5%) per cent per annum, said note providing for the privilege of prepaying the principal on any interest due date in multiples of the monthly principal amortization. Said note is payable to the order of Mary Fehr Crutchfield.

~~All 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, I, Mary Fehr Crutchfield, a widow,

have this day bargained and sold, and do hereby transfer and convey unto the said Robert Ethridge Irvin and wife, Lynnie T. Irvin, their heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:
Land in Davidson County, Tennessee, being lot No. 12 of Block No. 1 on the plan of A. J. McGaughey's Haysboro Subdivision, as of record in book 547, pages 15 and 16, Register's Office for said County.
Said lot No. 12 fronts 100 feet on the westerly side of Haysboro Drive, and runs back 335 feet on the southerly line and 317 feet on the northerly line to the easterly margin of Brush Hill Road, measuring 100 feet thereon.
Being the same property conveyed to William C. Crutchfield and wife, Mary Crutchfield, by deed dated Jan. 28, 1926, of record in book 689, page 714, said Register's Office, the said William C. Crutchfield having since died.
Haysboro Drive is a strip of land 25 feet wide on the top of the Cumberland River bluff, running North and South the entire length of the property formerly owned by A. J. McGaughey and wife, Marina C. McGaughey, and is dedicated to public use; also other streets or avenues shown on said plan.
The land on the East side of Haysboro Drive, from the Eastern margin of said Drive, to the low water mark of the Cumberland River, is reserved by the said former owners, A. J. McGaughey and wife, Marina C. McGaughey; but it is distinctly understood and agreed that it is reserved for the special use and benefit of the owners of the lots in this Haysboro Subdivision, as well also as the owners of the remainder of the McGaughey tract, which extends westwardly to the Gallatin Road; or, those claiming by, through, or under them.
I, the grantor, hereby transfer and convey unto the said Robert Ethridge Irvin and wife, Lynnie T. Irvin, any interest I may have in the right to use the said entire reserve strip on the East Side of Haysboro Drive, in common with the other owners of property as above set out, to the exclusion of the public.

It is understood and agreed that the Seller shall retain possession without charge until March 15, 1949, of a storage room attached to the garage building which is located on the westerly portion of the lot above described. It is further understood and agreed that the Seller may remove from the residence located on said lot, at any time, the light dome in the breakfast room and a mirror in the living room.