1810

93882

INSTALLMENT DEED

FROM
M. A. Drake et ux.

TO
Maurice H. Spencer et ux.

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave., North
NASHVILLE, TENN.

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day of MAR 1950
at 3:30 o'clock P.M.
Noted in Book 92 Page 11
Recorded in Book ____ Page ____
Recording Fee $1.25
FELIX Z. WILSON, Register
By ____ D.C.
Dpt. Reg.

FORM 104 SOLD BY TITLE INSURANCE CO. NASHVILLE

For and in Consideration of the sum of

Five Thousand ($5,000.00) and no/100 - Dollars,

of which One Thousand ($1,000.00) and no/100 - - - - - - - - - - - - - - - - Dollars,

has been paid in cash by Maurice H. Spencer and wife, Lila J. Spencer

the receipt of which is hereby acknowledged, and for the remainder

Four Thousand ($4,000.00) and no/100 - Dollars,

the said Maurice H. Spencer and wife, Lila J. Spencer ha ve executed their one joint promissory note, of even date herewith, for $4,000.00 payable in eighty monthly installments of $50.00 each, but interest at the rate of 6% per annum has been computed and added to the face of said installments, making the first for $70.00 and each installment thereafter decreasing 25¢ each month, the first installment falling due April 1, 1950 and the others monthly thereafter and said note is payable to the order of M. A. Drake,

maturity

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, We, M. A. Drake and wife, Jennie Drake

have this day bargained and sold, and do hereby transfer and convey unto the said Maurice H. Spencer and wife, Lila J. Spencer, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 13th, formerly the 23rd, Civil District of said County, being part of the tract of 152-1/2 acres conveyed by Lytton Taylor and wife to J. W. Christian by deed recorded in the Register's Office of said County in book 341, page 89, and described as follows: Beginning at a stake in Cato's north line, being the southeast corner of the 25 acre tract conveyed to V. H. Tarkington and wife by deed of record in book 545, page 12, said Register's Office; thence east 29.97 poles to two ash stumps, the southeast corner of the original tract; thence north 2-3/4° east with the west line of the Joe Drake land, 150 poles to a black oak, the northeast corner of the original tract; thence north 88° west 49.33 poles to a stake in the north line of the original tract, being the northeast corner of the tract conveyed to Maude K. Webb by deed of record in book 565, page 126, said Register's Office; thence with the east line of said tract, south 18° west 32.42 poles to an elm; thence south 8° west 40.72 poles to a post; thence south 75-1/2° east 12.12 poles to a black locust; thence south 1/2° east 12.84 poles to a honey locust; thence south 12-1/2° east 28.05 poles to a stake in the north boundary line of the 25 acre tract above referred to; thence with the same north 72-1/2° east 8.08 poles to a stake, the northeast corner of said 25 acre tract; thence south 1° east 40.92 poles to the point of beginning, containing 45.08 acres, according to a survey made by Erle Drake, County Surveyor, December 24, 1919.

Being part of the property conveyed to M. A. Drake by deed from Joseph R. West, Clerk and Master, of record in book 700, page 595, said Register's Office.

Taxes for the year 1950 pro-rated and assumed by purchasers.

This conveyance is made subject to easement for right-of-way for Kings Road across southerly part of premises to the extent that any part thereof is on or across premises.

FULL RELEASE

29 Dec 1952

T B Wilson

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