K 1977

39719

INSTALLMENT DEED

FROM

Alice C. Mason and husband,

W. A. Mason, Jr.

TO

Bennie Martin and wife,

Effie C. Martin

Attorneys Title Company

Titles Guaranteed

120 Union Street

NASHVILLE, TENN.

REGISTER Agents For American Title & Insurance Co. MIAMI, FLA.

DAVIDSON COUNTY

Received for Record 15

of JUN 1951

at 4:34 P.M. 590

Noted in ... 75

Recorded ... 250

JAMES ...

By ...

[redacted]

INSTALLMENT DEED

For and in Consideration of the sum of Seven Thousand and No/100 - - - - - - - - - - - - - -(\$7,000.00) - - - - - - - - - - - - - - - - - - Dollars,

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

has been paid in cash by Bennie Martin and wife, Effie C. Martin,

the receipt of which is hereby acknowledged, and for the remainder Six Thousand and No/100 -(\$6,000.00) - - - - - - - - - - - - - - - - - - Dollars,

the said Bennie Martin and wife, Effie C. Martin, hereby assume and agree to ~~XXX~~ pay Two Thousand Three Hundred Ten and 26/100 dollars (\$2,310.26), which is the present principal balance of a first mortgage secured by deed of trust to Louis Leftwich, Jr., Trustee of record in Book 1845, page 471, R.O.D.C., Tennessee. AND FOR THE REMAINDER in the principal amount of \$3,689.74 the said Bennie Martin and wife, Effie C. Martin have executed THEIR ONE PROMISSORY NOTE of even date herewith payable to the order of Alice C. Mason & W.A.Mason, Jr. in monthly installments as follows, namely: on the 12th day of July, 1951 the sum of Twenty Eight and 79/100 dollars (\$28.79), and thereafter a like amount on or before the 12th day of each succeeding month, to be applied first to payment of interest at the rate of 6% per annum on the principal sum, or so much as shall from time to time remain unpaid, and the balance to be applied to payment of the principal sum; and when said first mortgage shall have been paid in full the payments on the second mortgage shall ancrease to \$60.00 per month, until the entire amount, principal and interest, is 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, We, Alice C. Mason and husband, W. A. Mason, Jr.

have this day bargained and sold, and do hereby transfer and convey unto the said Bennie Martin and wife, Effie C. Martin, their heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being an unnumbered lot called the "Butterworth Lot" on the map of H. N. Myers' Subdivision as of record in Book 21, page 48, R.O.D.C., Tennessee, described according to the survey made by S. M. McMurray Engineering Company, April 18, 1932, as follows:
Beginning at the Northwest corner of 14th Avenue North and Walsh Street; thence with the Westerly margin of 14th Avenue North Northwardly 164.5 feet to the Southerly margin of an alley; thence with the margin of said alley Westwardly 118.6 feet to a point; thence in a Southerly direction 160 feet more or less to the Northerly margin of Walsh St.; thence with the Northerly margin of said street Eastwardly 115.1 feet to the point of beginning.
Being part of the property conveyed to Alice C. Mason by deed from Charles B. Sanders, Jr. and wife of record in Book 1295, page 106, R.O.D.C., Tennessee.

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