2019

46775

INSTALLMENT DEED

0-78808 - mk FROM
WM. M. WATSON ET UX

TO
CLIFTON W. PEOPLES ET UX

Received for record AUG 30 day
1951 at 1:25 o'clock P.M.
and recorded in Book 74 Page
Recording Fee $2.50
JAMES P. WILSON, Register
By [illegible] D.C.

TT No.

TENNESSEE TITLE COMPANY
Nashville, Tennessee
For the convenience of Attorneys at Law.
Form 1044 - REGISTRY

INSTALLMENT DEED — TENNESSEE TITLE CO.

For and in Consideration of the sum of 1,100.00,
- - - - - -ONE THOUSAND ONE HUNDRED AND NO/100 - - - - - - Dollars,
of which - - - - - - - TWO HUNDRED AND NO/100 - - - - - - - ($200.00) - - - Dollars,
has been paid in cash by Clifton W. Peoples and wife, Mai Dora Peoples, the grantees herein,
the receipt of which is hereby acknowledged, and for the remainder of $900.00,
- - - - - NINE HUNDRED AND NO/100 - - - - - Dollars,
the said Clifton W. Peoples and wife, Mai Dora Peoples, have executed their ~~his~~ one joint, principal note of even date herewith, payable to the order of the grantors herein, in monthly installments of $40.00 each, beginning September 27, 1951, and on the 27th day of each month thereafter, until paid in full, with interest at 6% per annum, payable monthly, - - - -

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, Wm. M. Watson and wife, Estella Watson,

have this day bargained and sold, and do hereby transfer and convey unto the said CLIFTON W. PEOPLES AND WIFE, MAI DORA PEOPLES their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Lying in the 5th Civil District of said County, and being part of the David R. Watson Lands, of record in Minute Book "E", page 496, County Court Clerk's Office for said County, and described according to a copy of a survey thereof made by Geo. W. Watkins, Surveyor, July 21, 1951, as follows:

Beginning at a point in the center line of a branch, at a willow pointer in the west line of a 20-foot easement for roadway, and being the southwest corner of a tract of 10.2 acres to be conveyed to Bruce Jones, Jr. and wife by deed from Wm. M. Watson and wife, said point being the northeast corner of this tract and the southeast corner of a tract of 12.5 acres; thence along the south line of said 12.5 acre tract, south 84° 15' west 660 feet to a point in an old fence line, at an elm pointer, in the east line of the Wilkerson lands; thence with Wilkerson's east line, south 2° 15' west 312 feet to a point; thence south 87° east 633 feet to a point in the center line of a branch; thence with the center line of same, north 12° 45' east 175 feet to a point, and north 1° 15' east 255 feet to the point of beginning, containing 5.5 acres, more or less.

Together with an easement for roadway, 20 feet wide, from the northeast corner of the tract herein described, along the west line of a tract of 10.2 acres, running to the south margin of Benzing Road, as reserved to Wm. M. Watson and wife, Estella Watson.

Being part of the property conveyed to Wm. M. Watson and wife, Estella Watson, by deed from John B. Newell and wife, of record in Book 455, page 27, said Register's Office.

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