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INSTALLMENT DEED

FROM
JOHN G. WHITE

TO
RIDLEY C. McDONALD AND WIFE
FANNIE D. McDONALD

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

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 FEB 1952
at 2:31 P.M. and recorded in Book 1703
Fee $2.50
JAMES P. WILSON, Register
By M. Finney D.C.

FORM 104 (SOUTH & PARKS CO. NASHVILLE)

JOHN G. WHITE REALTY COMPANY

For and in Consideration of the sum of $6,400.00

---SIX THOUSAND FOUR HUNDRED AND NO/100--- Dollars,

of which ---TEN AND NO/100--- Dollars,

has been paid in cash by Ridley C. McDonald and Wife, Fannie D. McDonald

the receipt of which is hereby acknowledged, and ~~four thousand six hundred~~ other good and valuable considerations including the assumption by the said Ridley C. McDonald and ~~xxxxx~~, the ~~xxxx~~ wife, Fannie D. McDonald of $5,599.89, being the unpaid principal balance of mortgage executed by John P. Roberts and Wife to Louis R. Linx, Trustee, of record in Book 1564, Page 567, Register's Office for Davidson County, Tennessee to secure to First Federal Savings & Loan Association a note dated December 13, 1947 in the principal sum of $6,750.00 with interest at 4% payable in 240 monthly installments of $40.92 each. AND for the balance the said Ridley C. McDonald and Wife, Fannie D. McDonald have executed their joint promissory note of even date herewith in the principal sum of $378.86 payable to the order of John G. White in monthly installments of $20.00 each which include both principal and interest at the rate of 6% per annum. The first installment falls due on the 15th. Day of March, 1952 and a like amount on the 15th. Day of each month thereafter until the entire indebtedness has been paid in full, to be applied first to Interest and balance to principal.

Privilege is reserved of paying any number of said installments or this note may be paid in full on any paying date.

Said Note
a~~t xxxxxxxx bearing xxx 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, John G. White and Wife, Maudie B. White have this day bargained and sold, and do hereby transfer and convey unto the said Ridley C. McDonald and Wife, Fannie D. McDonald, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land lying in Davidson County, Tennessee being Lot No. 31 on the Map of Rawls' Tract, not of record and described according to a copy of a survey made by Z. J. Wilkinson Surveyor, October 18, 1947, as follows:

Beginning at a point on the northerly margin of Edwin Avenue, at the corner of Lots Nos. 31 and 32; thence with the line between said lots northerly 184 feet to a point; thence easterly 50 feet to a point, the corner of Lots Nos. 30 and 31; thence with the line between said lots southerly 184 feet to the northerly margin of Edwin Avenue; thence with the margin of same, westerly 50 feet to the point of beginning.

Being the same property conveyed to John P. Roberts and Wife, Jewell S. Roberts by deed of D. E. Rawls et ux of record in Book 1553, Page 579, Register's Office for said County, and being the same property conveyed to John G. White by deed from John P. Roberts and Wife, Jewell S. Roberts of record in Book 2022, Page 45 said Register's Office.

Property conveyed subject to Restrictive covenants of record in Book 1516, Page 415 Register's Office for Davidson County, Tennessee, recorded prior to Feb. 15, 1950.
35-foot set back line from Edwin Avenue is required by said restrictive covenants.
Easement for public utilities as shown by an unrecorded plan of Rawls' Tract and referred to in a deed of record in Book 1553, Page 579, Register's Office for Davidson County, Tennessee.

FULL RELEASE

19 march 1953

G 278