X 2084

INSTALLMENT DEED

FROM
G.115

THEO. W. ECKHARDT, unmarried

TO

ROBT. M. CANTRELL et ux, (Alice)

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 21 day of JUN 1953 at 1:36 P.M.
Noted in Book 78 Page 98
Recorded in Book Page
Recording Fee $ 2.20
JAMES P. WILSON, Register
By Deputy Reg.

W. REUBEN S. PARDUE
— LAWYER —
2245 FOURTH AVE., NORTH
NASHVILLE 8, TENNESSEE

For and in consideration of the sum of -------($3,000.00)----------
THREE THOUSAND AND NO/100 ---------- Dollars,
of which FIVE HUNDRED ($500.00) AND NO/100 ---------- Dollars,
has been paid in cash by Robert Cantrell and wife, Alice Cantrell, ----------
the receipt of which is hereby acknowledged, and for the remainder ---($2,500.00)-------
TWENTY FIVE HUNDRED AND NO/100---------- Dollars,
the said Robert M. Cantrell and wife, Alice Cantrell, (with R.A.Cantrell as surety)
have executed their one (1) joint and several promissory note, of even date herewith, payable to the order of THEO.W.ECKHARDT, and due and payable in 125 monthly installments for the principal sum of TWENTY ($20.00) DOLLARS each, but with interest from date at six (6%) per cent per annum, payable monthly on entire principal, -so that the first monthly installment shall be for the sum of THIRTY TWO ($32.50) AND 50/100 - DOLLARS and each successive monthly installment shall decrease ten (10¢) cents with the final or 125th installment being for the sum of $20.10; - the first monthly installment shall be due and payable on July 1, 1952 and similar monthly installment shall be due and payable on the 1st day of each succeeding month thereafter until all of said installments shall have matured or been paid; ----------

~~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, I, THEO. W. ECKHARDT, an unmarried man, of lawful age, xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT M. CANTRELL and wife, ALICE CANTRELL, their ---------- heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

"Land in the 10th Civil District of Davidson County, Tennessee, in the Town of Goodlettsville, described according to a copy of a survey made by Harvey Gee, Surveyor, March 31, 1950, as follows:

BEGINNING at an iron pin, the southeast intersection of Brick Church Pike, formerly McClure Street, and Graves Street; thence north 80° 10' east, along the southerly margin of Brick Church Pike, 171 feet, more or less, to a point, the northwest corner of the property conveyed to Dave Douglas, et al, by deed of record in book 1637, page 229, Register's Office for said County; thence along Douglas' west line, south 10° 47' east 156.8 feet, more or less, to a point in a fence line, said Douglas' southwest corner; thence along said fence line, south 79° 17' west 163 feet, more or less, to an iron pin in the easterly margin of Graves Street; thence with the margin of same, north 13° 41' west 158 feet, more or less, to the BEGINNING."

Being the same property conveyed to Theo.W.Eckhardt by deed from Jno.B. Cobb, County Court Clerk, of record in book 2013, page 397, Register's Office for said County.

INCLUDED in this conveyance and subject to the lien herein reserved is an Electric Pump in the basement of said house, -used in the elimination of surface and/ or seepage water therefrom.

The TAXES for the year 1952, not yet due or payable, have been pro rated and settled between the parties, so that grantees assumes and agree to pay same when due.

POSSESSION from and after delivery of this deed.

FULL RELEASE

9 Dec 1953

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