K 2095

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INSTALLMENT DEED

FROM

J. J. Holzapfel

TO

Joe A. Shadowens et ux.

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
225 Third Ave., North
NASHVILLE, TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 26 day of SEP 1952 at 11:09 A. M.
Noted in Book 78 Page 543
Recorded in Book ____ Page ____
Recording Fee $1.50
JAMES P. WILSON, Register
By M. M. Kinsley Dpt. Reg.

FORM 104 ISSUED BY PARKES CO., NASHVILLE

For and in Consideration of the sum of

Eight Hundred ($800.00) and no/100 ---------- Dollars,

of which One Hundred Twenty-five ($125.00) and no/100 ---------- Dollars,

has been paid in cash by Joe A. Shadowens and wife, Ruby G. Shadowens

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

Six Hundred Seventy-five ($675.00) and no/100 ---------- Dollars,

the said Joe A. Shadowens and wife, Ruby G. Shadowens ha ve

executed their one joint promissory note, bearing even date herewith, for $675.00, payable in 68 monthly installments, the first 67 installments being for $10.00 each, and the last or 68th installment for $5.00, with interest at the rate of 6% per annum payable monthly, making the first installment for $13.38 and each one thereafter decreasing 5 cents each month, except the last which is for $5.03, the first installment falling due October 4, 1952 and monthly thereafter and said note is payable to the order of J. J. Holzapfel,

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, I, J. J. Holzapfel, a widower

have this day bargained and sold, and do hereby transfer and convey unto the said

Joe A. Shadowens and wife, Ruby G. Shadowens, their heirs and assigns,

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

Land in the 13th, formerly the 23rd, Civil District of said County, being lot No. 13 on the plan of J. J. Holzapfel's Subdivision, not of record, described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:
Beginning on the southerly margin of Elizabeth Street at the northwest corner of the property conveyed to W. W. Graves and wife by deed from J. J. Holzapfel and wife, of record in book 2046, page 304, Register's Office for said County, being the corner of lots Nos. 13 and 14; thence with the line between said two lots southwardly 156.15 feet to the northerly margin of Ashton Avenue; thence with same, westwardly 99 feet to the corner of lots Nos. 12 and 13; thence with the line between said two lots northwardly 156.15 feet to the southerly margin of said Elizabeth Street; thence with same, eastwardly 100 feet to the beginning.
Being part of the property conveyed to J. J. Holzapfel and wife, Alma T. Holzapfel by deed from Boss Goodner and wife, dated October 25, 1919, of record in book 542, page 43, said Register's Office, the said Alma T. Holzapfel having since died.

This conveyance is made subject to thirty-foot building setback lines and conditions of owners certificate, as shown on the unrecorded plan of J. J. Holzapfel's Sub.

C. McKinstry 12 Dec 1952. J. J. Holzapfel FULL RELEASE

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