K 2244

INSTALLMENT DEED

FROM The Nashville, Chattanooga & St. Louis Railway

TO L. F. Kelley and wife

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
JAN 61 day of A.D. 1954
at 11:49 o'clock A.M.
Noted in Book 21 Page 360
Recording Fee $2.35
JAMES P. WILSON, Register
by T.B. Wilson Dpt. Reg.

7913

For and in Consideration of the sum of ($3500.00)

Three Thousand Five Hundred & No/100 Dollars,

Dollars,

Dollars,

Three Thousand Five Hundred & No/100 Dollars,

L. F. Kelley and wife, Frances D. Kelley, have

executed and delivered their two joint and promissory notes, totalling $3500.00, described as follows: One note in the sum of $3000.00, of even date with this deed, payable on a nine year monthly installments plan at $36.02 per month, including principal and interest at the rate of six per cent per annum. The first payment on said note is due and payable on or before January 1st, 1954 and payment for like amount due each thirty days thereafter until said note and interest has been paid in full. Extra payments may be made on any payment date and interest will be charged only on the unpaid balance. The other note in the sum of $500.00, of even date with this deed, payable on a three year installment plan at $15.22 per month, including principal and interest at the rate of six per cent per annum. The first payment on this note is due and payable on or before the first day of January, 1954 and payment for like amount due each thirty days thereafter until said note and interest has been paid in full. Extra payments may be made on any payment date and interest will be charged only on the unpaid balance. Both notes are payable to The Nashville, Chattanooga & St. Louis Railway and are signed by L. F. Kelley and wife, Frances D. Kelley, as makers.

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, The Nashville, Chattanooga & St. Louis Railway

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

L. F. Kelley and wife, Frances D. Kelley, their heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 49 on the map of a subdivision of G. P. Rose's property, as of record in Book 547, page 74, Register's Office for said County.

Said Lot No. 49 fronts 53 feet on the easterly side of Sadler Street and runs back between parallel lines 150 feet to a dead line.

Being part of the property conveyed to The Nashville, Chattanooga & St. Louis Railway by The Tennessee Property Company, of record in Book 2039, page 1, Register's Office for said County.

TO HAVE AND TO HOLD the said parcel of land with the appurtenances, estate, title and interest thereto belonging to the said L. F. Kelley and wife, Frances D. Kelley, their heirs and assigns, forever. And The Nashville, Chattanooga & St. Louis Railway does covenant with the said L. F. Kelley and wifem Frances D. Kelley, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered save by the General Mortgage of The Nashville, Chattanooga & St. Louis Railway in favor of the United States Trust Company of New York, Trustee, dated February 1st, 1928, and set out in full in Book 825, pages 1-30, inclusive, Register's Office for Davidson County, Tennessee.

And it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said property herein conveyed to the said L. F. Kelley and wife, Frances D. Kelley, their heirs and assigns, against the lawful claims of all persons whomsoever, and specifically to protect and hold harmless the said L. F. Kelley and wife, Frances D. Kelley, their heirs and assigns, from any loss on account of said lien of General Mortgage.

COPY OF RELEASE

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COPY OF RELEASE

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