K 2339

43897

INSTALLMENT DEED

FROM James R. Frazier et ux

TO Avalyn Coleman Perry

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

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY 13 05
Received for record
JAN 4 1955
at 11:03 A.M. Book 3297
Doc. Tax $3.50
Register
By M. M. Spurlock

INSTALLMENT DEED — J. R. WEST FORM — THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of Eight Thousand Five Hundred and no/100 - - - - - - - - - - - - - - - - - - - - - - - - ($8,500.00) - - - - - - - - - - - - - - - - Dollars,

of which One Thousand and no/100 - - - - - - - - - - - ($1,000.00) - - - - - - - Dollars,

has been paid in cash by Avalyn Coleman Perry

the receipt of which is hereby acknowledged, and for the remainder part of the said Avalyn Coleman Perry assumes and agrees to pay the balance of $7,028.93 of an original indebtedness of $8,800.00 secured by deed of trust executed by Hermitage Homes, Inc. to H. H. Mayberry, Jr. Trustee, dated July 17, 1947, filed for record July 19, 1947, and recorded in Book 1502, page 275, Register's Office for Davidson County, Tennessee, and for the remainder has executed her note of even date herewith for $471.07, payable to the order of James R. Frazier and wife, Hazel Adaleen Cruise Frazier in 10 monthly installments, the first 9 being for $50.00 each and the 10th and last installment being for $21.07, with interest at the rate of 6% per annum, payable monthly, the first installment falling due one month from date and the others monthly thereafter until all are paid.

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, James R. Frazier and wife, Hazel Adaleen Cruise Frazier have this day bargained and sold, and do hereby transfer and convey unto the said Avalyn Coleman Perry, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 86 on the Plan of H. G. McNabb's Subdivision of the Morton Lands, as of record in Book 1130, page 64, Register's Office for said County.
Said Lot No. 86 fronts 65 feet on the westerly side of Louise Drive and extends back 200.62 feet on the northerly line and 199.51 feet on the southerly line to a dead line, measuring 65 feet thereon.
Being the same property conveyed to James R. Frazier and wife, Hazel Adaleen Cruise Frazier by deed from Hermitage Homes, Inc., of record in Book 1906, page 511, said Register's Office.

This conveyance is made subject to easement for public utility purposes and 30 foot building setback line as shown on plan in book 1130, page 64; and restrictive covenants contained in an instrument recorded in Book 1318, page 626, said Register's Office.

Possession to be given one month after date of deed.

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