53751

INSTALLMENT DEED

FROM

Ruth C. Richards

TO

James William Carlisle et ux

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record [illegible]
Noted in Book [illegible]
Recorded in Book [illegible]
Recording Fee $3.50
[illegible] Register

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

For and in Consideration of the sum of Five Thousand Nine Hundred Fifty and no/100 - - ($5,950.00) - Dollars, of which Three Hundred and no/100 ($300.00) - - - - - - - - - - - - - - - - - - - Dollars, has been paid in cash by James William Carlisle and wife, Ruby Mai Carlisle the receipt of which is hereby acknowledged, and for the remainder Five Thousand Six Hundred Fifty and no/100 ($5650.00) - Dollars, the said James William Carlisle and wife, Ruby Mai Carlisle have executed their note of even date herewith for $5,650.00, payable to the order of Ruth C. Richards, in 168 monthly installments of $49.79 each, which includes principal and interest at the rate of 6% per annum, the first installment falling due one month from date and others monthly thereafter until all are paid.

~~[struck-through text]~~, 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, Ruth C. Richards

have this day bargained and sold, and do hereby transfer and convey unto the said James William Carlisle and wife, Ruby Mai Carlisle, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 73 on the plan of Shelby Village No. 3, as of record in book 2083, page 6, Register's Office for said County.
Said Lot No. 73 fronts 48.7 feet on the northerly side of Electric Avenue and extends back 150 feet on the easterly line and 154.5 feet on the westerly line to a dead line, measuring 72 feet thereon.
Being the same property conveyed to Ruth C. Richards by deed from Shelby Village, Inc., of record in book 2090, page 277, said Register's Office.
This conveyance is made subject to restrictive covenants contained in an instrument executed by Shelby Village, Inc., dated July 28, 1951, filed August 2, 1951, and recorded in Book 2015, page 639, placed upon premises by an instrument dated June 25, 1952, filed June 26, 1952, and recorded in book 2086, page 339, Register's Office for said County; and building setback line as shown on plan in book 2083, page 639.

In addition to the consideration hereinabove stated, and in addition to said monthly payments of $49.79 each covering the deferred purchase money, grantees are to pay as each of said installments are paid the further sum of $10.21 estimated as the necessary amount to cover taxes and insurance, it being also agreed that at the end of each year this amount is to be adjusted if requirements in this connection are more or less than said estimated amount.