BK 2536

INSTALLMENT DEED

For and in Consideration of the sum of TWENTY-FIVE THOUSAND and No/100 ($25,000.00) Dollars, of which FIVE THOUSAND and No/100 ($5,000.00) Dollars, has been paid in cash by Gus M. Capps the receipt of which is hereby acknowledged, and for the remainder of TWENTY THOUSAND and No/100 ($20,000.00) Dollars, the said Gus M. Capps has assumed and agreed to pay the balance of a note dated January 2, 1952, in the original principal amount of $10,000.00 and an additional advance of $2250.00 as set out in instrument of record in Book 2505, page 365, Register's Office for Davidson County, Tennessee, present balance of both of which is $9,657.97, payable to Fidelity Federal Savings and Loan Association in monthly installments of $106.07, including principal and interest at the rate of 5% per annum, and secured by a deed of trust to Louis Leftwich, Jr., Trustee, of record in Book 2066, page 73, said Register's Office, and further the said Gus M. Capps has executed two notes of even date herewith, both payable to the order of W. H. Young, one note in the principal amount of $2,000.00, payable in two equal installments on May 1, 1956 and the last on June 1, 1956, with interest at the rate of 6% per annum after the date of maturity, the other note in the principal amount of $8,362.03, payable in monthly installments of $100.00 each, including principal and interest at the rate of 5% per annum,

all of said notes 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, W. H. Young and wife, Elizabeth Young, have this day bargained and sold, and do hereby transfer and convey unto the said Gus M. Capps, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a lot or parcel of land in the 11th, formerly the 14th, Civil District of said County, and being a part of the old Isaac Litton Tract, not of record, described as follows:

Beginning at the southeast corner of the Gallatin Pike and Litton Avenue; thence with the easterly margin of said Pike, southwardly 80 feet to the northwest corner of the property conveyed to F. A. Cartwright by deed from John McHavock, of record in Book 411, page 116, Register's Office for said County; thence with said Cartwright's northerly line, eastwardly 200 feet; thence northwardly 85 feet to the southerly margin of Litton Avenue; thence with said Avenue, westwardly 200 feet to the beginning.

Being the same property conveyed to W. H. Young by deed from J. C. Dale, Jr., Clerk and Master, of record in Book 1898, page 335, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the rights of parties now in possession of a part of the above described premises under oral lease, being that portion fronting 100 feet on the southerly side of Litton Avenue, with rental on said portion reserved to grantor for the year 1956 only.

FULL RELEASE

8 April 1958

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