K 2544

INSTALLMENT DEED

Made

A. A. Sexton & wife

$6500

John Hall Duke & wife

Attorneys Title Company
Title Examiner

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 29 day of July 1956 at 2:20 o'clock P.M.
Noted in Book 1 Page 377
Recorded in Book Page
Recording Fee $ 2.75
JAMES P. WILSON, Register
by Deputy
Fee Paid

INSTALLMENT DEED

For and in Consideration of the sum of ($7,500.00)

----- Seven Thousand, Five Hundred & No/100ths ----- Dollars,

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

has been paid in cash by John Hall Duke & wife, Marie Baker Duke,

the receipt of which is hereby acknowledged, and for the remainder ($6,500.00)

----- Six Thousand, Five Hundred & No/100ths ------- Dollars,

the said John Hall Duke & Wife, Marie Baker Duke, have executed their lien promissory note of even date herewith in the principal amount of $6,500.00, payable to the order of A. A. Sexton and Flossie M. Sexton, bearing interest at the rate of 6% per annum; said note is payable in monthly installments of $63.44 each, which includes both principal and interest, payments to be applied first to interest on the entire unpaid balance and the remainder to principal; first monthly installment is due and payable July 28, 1956, and one on the 28th day of each consecutive month thereafter until all are due and payable. Privilege is reserved of paying any number of said monthly payments or this note may be paid in full on any paying date;

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, we, A. A. Sexton & wife, Flossie M. Sexton,

have this day bargained and sold, and do hereby transfer and convey unto the said John Hall Duke & wife, Marie Baker Duke, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 14 on the Map of W. W. Totten's Addition, as of record in Book 57, page 22, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the southerly side of Woodcock Street and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to A. A. Sexton and wife, Flossie M. Sexton, by deed from Cellie Huddleston, of record in Book 1157, page 458, Register's Office for Davidson County, Tennessee.

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