K 2598

INSTALLMENT DEED

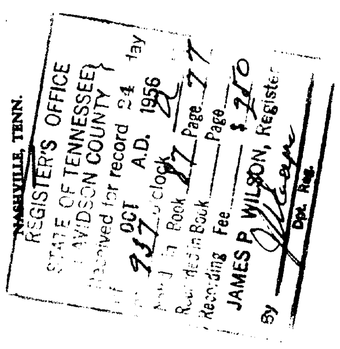
FROM

Mary Patton Rankins and husband, R. L. Rankins

TO

Ardell Groves and wife, Kiyoko Groves

Attorneys Title Company
Titles Guaranteed



INSTALLMENT DEED

For and in Consideration of the sum of Four Thousand Nine Hundred Fifty and No/100 - ($4,950.00) - Dollars,

of which Four Hundred and No/100 - - - - - - - - - - - - - - ($400.00) - Dollars,

has been paid in cash by Ardell Groves and wife, Kiyoko Groves,

the receipt of which is hereby acknowledged, and for the remainder Four Thousand Five Hundred Fifty and No/100 - ($4,550.00) - Dollars,

the said Ardell Groves and wife, Kiyoko Groves, hereby assure and agree to pay ~~We~~ xm

Three Thousand Seven Hundred Sixty and 45/100 dollars ($3,760.45), which is the present principal balance of a first mortgage secured by vendor's lien retained in deed from I. Barnett and wife, Fannie C. Barnett, to Mary Patton of record in Book 2025, page 146, Register's Office for Davidson County, Tennessee. Said mortgage is payable in monthly installments of $35.00 each including principal and interest at the rate of 6% per annum. AND FOR THE REMAINDER IN THE AMOUNT OF $789.55 the said Ardell Groves and wife, Kiyoko Groves, have executed THEIR ONE PROMISSORY NOTE OF EVEN DATE HEREWITH payable to the order of Mary Patton Rankins in monthly installments as follows, namely: on the 18th day of November, 1956 the sum of $14.50, and thereafter a like amount on or before the 18th day of each succeeding month, to be applied first to payment of interest at the rate of 6% per annum on the principal sum or so much as shall from time to time remain unpaid, and the balance to be applied to payment of the principal sum until the entire amount, both principal and interest, has been paid in full.

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, Mary Patton Rankins (being one and the same person as Mary Patton) and husband, R. L. Rankins,

have this day bargained and sold, and do hereby transfer and convey unto the said Ardell Groves and wife, Kiyoko Groves, their heirs and assigns,

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

Land in Davidson County, Tennessee, being the south 40 feet of the east 150 feet of Lot No. 1, Block "B" on the plan of the Re-subdivision of Block "A" and "B" on the Bransford Realty Company's Subdivision of the McWhorter Tract and the Love McFerrin Tract, as of record in Book 421, page 114, Register's Office for said County.

Said part of Lot No. 1 fronts 40 feet on the westerly side of Fite Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mary Patton, a widow, (the said Mary Patton having since married) by deed from I. Barnett and wife, Fannie C. Barnett, of record in Book 2025, page 146, Register's Office for Davidson County, Tennessee.

FULL RELEASE

16 April 1962

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