K 2633

INSTALLMENT DEED

FROM

MALLERMEE REALTY COMPANY, INC.

27145

TO

JAMES O. BROWN, JR., AND WIFE,

GRACE STRAWN BROWN

Attorneys Title Company

Title Guaranteed

REGISTER'S OFFICE
DAVIDSON COUNTY
NASHVILLE, TENN.

JAN 3 57 8 37 AM

MALLERMEE REALTY CO.
REAL ESTATE · INSURANCE and LOANS
OWN YOUR OWN HOME
SEE ME BEFORE YOU BUY
NASHVILLE, TENN.

For and in Consideration of the sum of $ 9,274.23

Nine Thousand Two Hundred Seventy Four and 23/100 Dollars,

of which Three Hundred Fifty and no/100-- ($ 350.00) Dollars,

has been paid in cash by James O. Brown, Jr., and wife, Grace Strawn Brown

the receipt of which is hereby acknowledged, and for the remainder Eight Thousand Nine Hundred Twenty Four and 23/100 ($ 8,924.23) Dollars,

the said James O. Brown, Jr., and wife, Grace Strawn Brown have assumed and agreed to pay a first mortgage with a principal balance as of this date of $ 8,674.23 payable at the rate of $ 63.03 per month including principal, interest, taxes and insurance. Said mortgage is of record in Book 2478, Page 549, Register's Office for Davidson County, Tennessee, and is payable to Fidelity Federal Savings and Loan Association of Nashville, Tennessee. For the remainder $ 250000 the said James O. Brown, Jr. and wife, Grace Strawn Brown have executed their one promissory note of even date herewith payable to Mallermee Realty Company, Inc., in monthly installments as follows; namely: On the 7th. day of February 1957 the sum of $ 10.00 and thereafter on the 7th. day of each and every succeeding month and equal sum; payments to be applied first to payments of interest at the rate of 6% per annum on the unpaid principal sum or so much as shall from time to time remain unpaid; balance to be applied to payment of principal sum, until 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, Mallermee Realty Company, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said James O. Brown, Jr. and wife, Grace Strawn Brown and their heirs and assigns,

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

Being the north 130 feet of Lot No. 512 and the north 130 feet of the westerly 10 feet of Lot No. 510, Plan of Charlotte Park Addition to West Nashville, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, all in accordance with a survey and plat by Hickerson-Miller Engineers, Surveyers, dated October 26, 1955, described as follows:

Beginning at an iron pin located at the southeast intersection of the margin of Elkins Avenue, and 47th. Avenue North, running north 84 deg., east 70 feet with Elkins Avenue, and 47th. Avenue North, running north 84 deg., east 70 feet with the south margin of Elkins Avenue, to an iron pin; thence south 6 deg. east 130 feet to an iron pin; thence south 84 deg. west 70 feet to an iron pin located in the east margin of 47th. Avenue North; thence north 6 deg. west 130 feet with the east margin of 47th. Avenue North to an iron pin and the point of beginning.

Being the same property conveyed to Mallermee Realty Company, Inc., by deed from Robert R. Mayberry and wife Evone H. Mayberry, of record in Book 2604 page 303 Register's Office for Davidson County, Tennessee.

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