K 2645

INSTALLMENT DEED

For and in Consideration of the sum of - - - - - - - ($9,950.00) - - - - - - - - -
Nine Thousand Nine Hundred Fifty and No/100 - - - - - - - - - - - Dollars,
of which - - - -($495.00)- - - Four Hundred Ninety Five & No/100 -- Dollars,
has been paid in cash by James H. Bailey and wife, Olivett W. Bailey,
the receipt of which is hereby acknowledged, and for the remainder - - - -($9,455.00) - - -
Nine Thousand Four Hundred Fifty Five and No/100 - - - - - Dollars,
the said James H. Bailey and wife, Olivett W. Bailey, ha ve
executed their promissory note in the principal sum of $9,455.00, payable to the order of themselves and indorsed by the said grantees herein. Said note provides for the payment of attorney's fees, if placed in the hands of an attorney for collection. Said note being payable in monthly installments of $52.50 each, including interest at the rate of 6% per annum on the unpaid principal balance. Monthly payments are to be applied, first, to the payment of interest on the principal, or so much thereof as shall from time to time remain unpaid, and the balance to be applied to payment of principal, until the entire amount is paid in full. The first payment of $52.50 is due and payable on May 21st, 1957, and thereafter on or before the 21st day of each succeeding month until full payment is made.

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, Sam Garfinkle and wife, Eva R. Garfinkle,
have this day bargained and sold, and do hereby transfer and convey unto the said James H.
Bailey and wife, Olivett W. Bailey, their heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Being the northerly 46 feet of the southerly 100 feet of the westerly 128 feet of Lot No. 12 on Owens Buena Vista Plan, as of record in Plan Book 1, page 84, Chancery Court, Nashville, Tennessee. Said part of said lot is described according to a survey prepared by Hickerson Miller Engineers, Surveyors, on February 7, 1957, as follows:

Beginning at an iron pin located in the easterly margin of Owen Street 356.8 feet from the intersection of the margins of Owen and Clay Streets. Said point of beginning being also 54 feet north of the original southwesterly corner of Lot No. 12. Running thence the following courses and distances: N 21° 45' W along the easterly margin of Owen Street for a distance of 46 feet to an iron pin; thence N 68° 30' E for a distance of 128 feet to an iron pin located in the westerly margin of an alley; thence S 21° 45' E along the westerly margin of said alley for a distance of 48 feet to an iron pin; thence S 69° 30' W for a distance of 128 feet to an iron pin, the point of beginning.

Being the same property conveyed to Sam Garfinkle by deed from Elkin Garfinkle, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

There is included in this description and excluded therefrom a right-of-way 3 feet wide along the southerly line of said part of Lot No. 12 and extending 3 feet northwardly into said part of Lot No. 12, so long as it is used as a passage-way by the owners or lessees of the southerly 54 feet of part of Lot No. 12, and when ceased to be used for this purpose, same is to revert to the owner of the said tract herein described.

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