BK 2648

366 Book 2613 Page 366

#1 Loan #73560

INSTALLMENT DEED

FROM

A. J. McMahon et ux.

TO

Clarence E. Judkins et ux.

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
S.W. Corner 3rd and Union
NASHVILLE, TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of MAY A.D. 1957 at 3:40 o'clock P.M.
Noted in Book 2648 Page 366
Recorded in Book ____ Page ____
Recording Fee $3.50
JAMES P. WILSON, Register
By ____ Dpt. Reg.

FORM 104

INSTALLMENT DEED J. R. WEST FORM

For and in Consideration of the sum of Three Thousand Five Hundred and no/100 - - - - - - - - - - - ($3,500.00) - Dollars,

of which Five Hundred and no/100 - - - - - ($500.00) - - - - - - - - - - - - - Dollars,

has been paid in cash by Clarence E. Judkins and wife, Vera M. Judkins,

the receipt of which is hereby acknowledged, and for the remainder Three Thousand and no/100 - - - - - - - - - ($3,000.00) - Dollars,

the said Clarence E. Judkins and wife, Vera M. Judkins, have executed their joint promissory note of even date herewith payable to the order of A. J. McMahon and wife, Aileen McMahon, in 96 monthly installments of $39.43 each, which include both principal and interest at the rate of 6% per annum; the first installment falling due June 27, 1957, and the others on the 27th day of each month thereafter until said note is paid in full,

~~all of said notes bearing interest from date at the rate of~~ 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. J. McMahon and wife, Aileen McMahon,

have this day bargained and sold, and do hereby transfer and convey unto the said Clarence E. Judkins and wife, Vera M. Judkins, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the easterly 50 feet of lot No. 17 on the Resubdivision of part of Sadler Place, Section 9, as of record in book 2083, page 77, Register's Office for said County, being also the southerly part of lot No. 96 on the plan of Sadler Place, as of record in book 332, page 31, said Register's Office.
Said part of lot No. 17 fronts 50 feet on the northerly side of Leafland Avenue and extends back 100 feet, more or less, on the westerly line with the easterly margin of Oakland Avenue (now closed) as shown on the plan of Sadler Place, of record in book 332, page 31, said Register's Office, and 129.8 feet on the easterly line to the southerly margin of the N. C. & St. L. Railroad right-of-way measuring 50 feet, more or less, thereon.
Being part of the real property conveyed to A. J. McMahon and wife, Aileen McMahon, by deed from The Nashville, Chattanooga & St. Louis Railway, dated February 26, 1953, filed February 27, 1953, and recorded in book 2136, page 597, said Register's Office.

This conveyance is made subject to thirty-foot building setback line from Lealand Avenue, and conditions of owners certificate, as shown on plan of record in book 2083, page 77, Register's Office for Davidson County, Tennessee.

PG 366