K 2742

INSTALLMENT DEED

For and in Consideration of the sum of ELEVEN THOUSAND ONE HUNDRED FIFTY and No/100 ($11,150.00) Dollars, of which FIVE HUNDRED and No/100 ($500.00) Dollars, has been paid in cash by Willie T. Price and wife, Elizabeth Price, the receipt of which is hereby acknowledged, and for the remainder of TEN THOUSAND SIX HUNDRED FIFTY and No/100 ($10,650.00) Dollars, the said Willie T. Price and wife, Elizabeth Price, have assumed and agreed to pay the unpaid balance of two notes: one note in the original principal sum of $9,450.00, payable in monthly installments of $53.73 each, and secured by a deed of trust of record in Book 2231, page 267, Register's Office for Davidson County, Tennessee; the other note in the original principal sum of $1,725.00, payable in monthly installments of $13.52 each, and secured by a deed of trust of record in Book 2671, page 618, said Register's Office; and for the balance of $62.00 the said Willie T. Price and wife, Elizabeth Price, have executed their one promissory note of even date herewith, payable to the order of Fannie E. Ballentine and Harlan Realty Company in monthly installments of $10.00 each, including principal and interest at the rate of 6% per annum, said payments to be applied first to the payment of interest on the unpaid principal balance from month to month, and the balance of said payments to be applied to the 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, I, Fannie E. Ballentine, have this day bargained and sold, and do hereby transfer and convey unto the said Willie T. Price and wife, Elizabeth Price, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being in the 11th Civil District of said County, being the northerly 49 feet 6 inches front of Lot No. 74 on the Plan of E. B. Craig's Subdivision of the Crowmover Property, of record in Book 894, pages 640 and 641, Register's Office for said County.

Said part of Lot No. 74 fronts 49 feet 6 inches on the easterly side of Burrus Street and runs back 145 feet 6 inches on the northerly line and 144.6 feet, more or less, on the southerly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Fannie E. Ballentine, by deed from William Dunlop Horton and wife, Margie Helen Horton, of record in Book 2699, page 113, Register's Office for Davidson County, Tennessee.

There is also hereby transferred and conveyed, as appurtenant to said property, the perpetual right and easement of ingress and egress over and upon the northerly 3.2 feet of the westerly 98.5 feet of the property described as the first lot in grant of easement from Ben Jacobs and wife, to Harry L. Bibb and wife, their heirs and assigns, dated December 30, 1953, filed January 11, 1954, and recorded in Book 2244, page 569, said Register's Office.

This conveyance is made subject to restrictive covenants contained in an instrument executed by Mrs. E. B. Craig, not dated, filed August 13, 1941, and recorded in Book 1163, page 418, Register's Office for Davidson County, Tennessee.

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