K 2752

INSTALLMENT DEED J. R. WEST FORM

For and in Consideration of the sum of Eight Thousand Five Hundred ($8,500.00) Dollars,

of which Five Hunired ($500.00) Dollars,

has been paid in cash by George Sanders and wife, Laura Sanders

the receipt of which is hereby acknowledged. and for the remainder of Eight Thousand (,000.00) Dollars,

the said George Sanders and wife, Laura Sanders ha ve executed their vendor's lien note, payable to Merl R. Eppse and wife, Ruth D. Eppse, in 168 monthly installments of $70.50 each, including principal and interest at 6%, said note being of even date herewith, and the first installment thereon being payable on the 1st day of July, 1958, and succeeding installments monthly thereafter until said note, with interest, is paid in full; and said note

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, Merl R. Eppse and wife, Ruth D. Eppse

have this day bargained and sold, and do hereby transfer and convey unto the said George Sanders and wife, Laura Sanders their heirs and assigns,

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

Being Lot No. 4 on the map showing Dewey Heights Addition, as of record in Book 161, on page 94, Register's Office for said County. Said lot No. 4 fronts 100 feet on the Northerly side of White's Creek Pike and runs back between lines, 300 feet on the Westerly line, and 294.5 feet on the easterly line, along the Westerly margin of Manila Street, to an alley in the rear, measuring 72.9 feet thereon.

Being the same property conveyed to Merl R. Eppse and wife, Ruth D. Eppse, by deed of AugustusWashington, of record in Book 2603, page 6.

1958 taxes on the described property will be prorated as of the date of this deed.

Augustus Washington is presently occupying the stone house on the above property conditioned upon his payment of rent at $40.00 per month, under decree in Minute Book 69, page 100, of the Minutes of the Chancery Court, Part II, at Nashville, Tennessee. His rent is past due and unpaid and Vendees are hereby [illegible] the rights and interests of vendors under said decree.

Said Augustus Washington joins in the execution of this deed and in consideration of the agreement of the sellers and the purchasers herein named not to take any action to dispossess him on account of his default in the payment of the June rent, he agrees that he will remove from said property within thirty days from receipt of written notice by personal delivery or mail from the purchasers or their representatives requesting him to remove, and will pay all rent owing by him.

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