K 2795

INSTALLMENT DEED

For and in Consideration of the sum of FIVE THOUSAND FOUR HUNDRED EIGHTY-FIVE and 98/100 ($5,485.98) Dollars, of which FOUR HUNDRED and No/100 ($400.00) Dollars, has been paid in cash by Lawrence F. Verchota and wife, Betty Sue Verchota, the receipt of which is hereby acknowledged, and for the remainder FIVE THOUSAND EIGHTY-FIVE and 98/100 ($5,085.98) Dollars, the said Lawrence F. Verchota and wife, Betty Sue Verchota, have assumed and agreed to pay the unpaid balance of two notes: one note dated June 29, 1956, in the original principal sum of $4750.00, present balance being $4252.10, payable to Home Federal Savings and Loan Association in monthly installments of $46.36 each, and secured by a deed of trust of record in Book 2528, page 331, Register's Office for Davidson County, Tennessee; the other note dated Jan. 25, 1957, in original sum of $837.37, present balance $703.88, payable in monthly installments of $13.00 each, and secured by a vendor's lien retained in deed of record in Book 2636, page 100, said Register's Office; and for the balance of $130.00 the said Lawrence F. Verchota and wife, Betty Sue Verchota, have executed their one promissory note of even date herewith payable in monthly installments of $5.00 each to the order of Carl C. Cawthon and wife Sarah A. Cawthon, which includes 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 to be applied to the payment of the principal sum, 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, Carl C. Cawthon and wife, Sarah A. Cawthon, have this day bargained and sold, and do hereby transfer and convey unto the said Lawrence F. Verchota and wife, Betty Sue Verchota, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot No. 68 on the Plan of West Nashville Annex, as of record in Book 332, page 11, Register's Office for said County, described according to a survey made by George W. Watkins, Surveyor, April 30, 1954, as follows:

Beginning at an iron stake in the right-of-way of Basswood Street and the southwest corner of land owned by L. R. Goddard; thence in a southerly direction with Basswood Street, 152 feet to an iron stake; thence in an easterly direction 200 feet to a stake; thence in a northerly direction crossing a branch 152 feet to a stake, L. R. Goddard's southeast corner on the north side of branch; thence in a westerly direction with L. R. Goddard's line, crossing the branch 200 feet to the place of beginning, containing 1/4 acre, more or less.

Being the same property conveyed to Carl C. Cawthon and wife, Sarah A. Cawthon, by deed from Edwin B. Raskin and wife, Rebecca K. Raskin, of record in Book 2636, page 100, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easement for right-of-way of Spencer Avenue and Basswood Avenue, lying within boundaries of premises as herein described.

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