BK 2862

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INSTALLMENT DEED

FROM

Kathryn Y. Cooke, et vir

TO

Kenneth D. Garner, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 12 day of JAN A.D. 1959 at 12:14 o'clock P M.
Noted in Book 62 Page 704
Recorded in Book ____ Page ____
Recording Fee $2.50
JAMES P. WILSON, Register

Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

Installment Deed

FOR AND IN CONSIDERATION of the sum of EIGHT THOUSAND NINE HUNDRED FIFTY AND NO/100 - ($8,950.00) *Dollars,* *of which* FIVE HUNDRED AND NO /100 - ($500.00) *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* EIGHT THOUSAND FOUR HUNDRED FIFTY AND NO/100 - ($8,450.00) *Dollars,* We, Kenneth D. Garner and wife, Peggy W. Garner *have executed* our one promissory note for $500.00 and interest at the rate of 6% per annum due May 1, 1959 and for the remainder $7,950.00 we have executed our one joint promissory note payable in 192 monthly installments of $64.51 each which includes interest at the rate of 6% per annum with the first installment falling due on February 1, 1959 and monthly thereafter until all installments are paid.

In addition to the above monthly installments we, Kenneth D. Garner and wife, also agree to pay to the holder of said note each month 1/12 of the estimated annual aggregate of State and County and City Taxes (if any) and premiums for fire, extended coverage and added perils insurance payable on the 1st day of each month along with the said monthly installments. From the sum so paid the holder of the said notes shall pay the taxes and insurance as they become due; and the right of the holder of the said notes to declare a default and foreclose shall equally apply to default in payment of taxes and insurance premiums *and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed,* we, Kathryn Y. Cooke and husband, W. S. Cooke, Sr. - *have this day bargained and sold, and do hereby transfer and convey unto the said* Kenneth D. Garner and wife, Peggy W. Garner - their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 18 on the Map of Mrs. Minnie E. Martin's Subdivision, of record in Book 547, page 137, R.O.D.C., Tennessee.

Said Lot No. 18 fronts 50 feet on the North side of Carter Street and runs back between parallel lines along the westerly margin of a 12 foot alley, 150 feet to another alley in the rear.

Being the same real property conveyed to Kathryn Y. Cooke, by deed from Leland J. Turnbo and wife, of record in Book 2857, page 81, R.O.D.C., Tennessee.

one note for $ 500.00
17 June 1959

PARTIAL RELEASE

PG 36