K 2923

INSTALLMENT DEED

For and in Consideration of the sum of NINE THOUSAND, THREE HUNDRED, FIFTY AND 00/100 ($9,350.00) - Dollars, of which TWO HUNDRED, FIFTY AND 00/100 ($250.00) - - - - - - - - Dollars, has been paid in cash by Lon F. Eldridge and wife, Eula M. Eldridge the receipt of which is hereby acknowledged, and for the remainder NINE THOUSAND, ONE HUNDRED AND 00/100 ($9,100.00) - - - - - - - - - - - - - - - Dollars, the said Lon F. Eldridge and wife, Eula M. Eldridge have executed and delivered their one note of even date in the principal sum of $9,100.00; payable to the order of RANDALL PHILLIPS, and is payable in monthly installments of $58.64 each, beginning and a like and similar sum on the same day of each respective month until all the payments shall have been paid. The said Lon F. Eldridge and wife, Eula M. Eldridge, in addition to the said interest and principal payments, agree to pay 1/12 of the taxes on said property and 1/12 of the insurance on said property on the same date the principal and interest payments are due. Said payments of $58.64 include both principal and interest payments.

Privilege is reserved of paying any number of said monthly payments or this note may be paid in full on any paying date.

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, RANDALL PHILLIPS AND WIFE, LOUISE T. PHILLIPS

have this day bargained and sold, and do hereby transfer and convey unto the said LON F. ELDRIDGE AND WIFE, EULA M. ELDRIDGE, THEIR, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the northwesterly 10.8 feet of Lot 70 and the southeasterly 61.5 feet of Lot No. 69 on the Plan of Scenic View Subdivision, not of record and also being known as Lot "H" on a Resubdivision of Scenic View Subdivision, and described according to a survey made by James L. Murphy, Jr., Surveyor, dated April 21, 1959, as follows:
BEGINNING at a point in the northeasterly margin of Havron Avenue, 289.2 feet northwest of the intersection of said Avenue and the northerly margin of a 20-foot public walkway; thence along Havron Avenue, North 46 deg. 29' West 72.3 feet; thence North 43 deg. 59' East 171.40 feet to a point in the dividing line between Lots No. 69 and 52; thence along the line between said Lots and Lots Nos. 53 and 70, South 46 deg. 01' East 72.3 feet; thence South 43 deg. 59' West 170.82 feet to the point of beginning.
Being part of the property conveyed to Randall Phillips, by deed from the Nashville Industrial Corporation, as of record in Book 2881, page 477, said Register's Office.

This conveyance is made subject to the following, to-wit:

"Restrictions filed for record March 20, 1959, in Book 2881, page 477."

"The unrecorded plan shown an Owner's Certificate, a 30-foot set-back line from Havron Avenue, and a 10-foot easement across the rear of the lot for public utilities."