BK 3000

DO NOT PUBLISH

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INSTALLMENT DEED

FROM Veva Capsas

TO Andrew J. Phelps and wife Ossie L. Phelps

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day of JAN A.D. 1960 at 4:40 o'clock P.M.
Noted in Book 4 Page 848
Recorded in Book ____ Page ____
Recording Fee $2.50
JAMES P. WILSON, Register
By _____ D.C.

Compliments of
REALTOR-INSUROR
CHAS. B. H. LOVENTHAL
1910 CHURCH ST.
NASHVILLE 3 TENN
AL 6 2842 PHONES AL 6 8181

Installment Deed

FOR AND IN CONSIDERATION of the sum of ($7500.00)

Seventy-five Hundred and 00/100 *Dollars,*

of which

Fifteen Hundred and 00/100 *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder

Six thousand and 00/100 *Dollars,*

Andrew J. Phelps and wife, Ossie L. Phelps

have executed

and delivered one certain promissory note of even date herewith, payable to the order of Veva Capsas, in the principal sum of Six thousand ($6000.) Dollars, payable in monthly installments of Fifty and 64/100 ($50.64) Dollars, beginning February 15, 1960, and one on the 15th day of each month thereafter, for a total of one hundred and eighty months, which payments include principal and interest at the rate of 6% per annum.

It is understood that the mortgage note cannot be paid off for a period of five years from date of deed without the payment of 6% interest on unpaid balance for entire term. After the five year period the note cannot be paid off without the payment of 6% interest on the unpaid balance for a period of one year, and said note

~~XXXX~~ *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.*

Veva Capsas, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said

Andrew J. Phelps and wife, Ossie L. Phelps

their *(successors), heirs and assigns,*

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

Being Lot No. 16 in Neill S. Brown's Addition to Edgefield, now East Nashville, a plan of which is of record in Book 57, page 50, Register's Office for said County.

Said Lot No. 16 fronts 50 feet on the southerly side of Silverdene Place, formerly Ramsey Street, formerly Georgia Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Veva Capsas by deed from United Realty Company of record in Book 1006, page 260, Register's Office for Davidson County, Tennessee.

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