BK 3030

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 Ernest L. Ayers and wife, Betty Jean Ayers,

the receipt of which is hereby acknowledged, and for the remainder NINE THOUSAND, ONE HUNDRED AND 00/100 ($9,100.00) - - - - - - - - - - - - - - - - Dollars,

the said Ernest L. Ayers and wife, Betty Jean Ayers, have

executed and delivered their one note of even date in the principal sum of $9,100.00. Said note is payable to the order of RANDALL PHILLIPS, and is payable in monthly installments of $58.64 each, beginning on the 25th day of March, 1960, and a like and similar sum on the same day of each respective month until all the payments shall have been paid. The said Ernest L. Ayers and wife, Betty Jean Ayers, in addition to the said interest and principal payments, agree to pay 1/12 of the insurance on said property, and 1/12 of the taxes on the property on each principal and interest paying date. Said payments of $58.64 include both principal and interest at the rate of 6% per annum.

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 ERNEST L. AYERS and wife, BETTY JEAN AYERS, their heirs and assigns,

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

Land in the 4th Civil District of Davidson County, Tennessee, being Lot "N" on the unrecorded Map showing the Resubdivision of Lots 64 to 66 on the Plan of Scenic View Subdivision, and described according to a survey thereof made by James L. Murphy, Jr., Surveyor, August 7, 1959, as follows:
BEGINNING at a point in the northeasterly margin of Havron Avenue, 1,413.8 feet northwest from a concrete monument at the beginning of a curve into Hillman Place; thence with the margin of Havron Avenue, North 46 deg. 29' west 69.1 feet to a point; thence north 43 deg. 31' East 170 feet to a point; thence south 46 deg. 29' east 69.1 feet to a point; thence south 43 deg. 31' West 170 feet to the point of beginning.
Being part of the property conveyed to Randall Phillips and wife, Louise T. Phillips, by deed from Nashville Industrial Corporation, as of record in Book 2929, page 361, said Register's Office.

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

"Restrictions recorded Aug. 11, 1959, in Book 2929, page 361 . ."

"The unrecorded plan shows an Owner's Certificate, a 50-foot setback line from Havron Avenue, and a 10-foot easement for public utilities across the rear of the lot."

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