BK 3032

75592

**INSTALLMENT DEED**

FROM

A. B. CLIPHART, JR. AND WIFE

WILL ALLEN CLIPHART

TO

EDWARD F. PEYTON AND WIFE,

ANNA AGNES PEYTON

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day
of MAR A.D. 1960
at 10:13 o'clock A. M.
Noted in Book 95 Page 333
Recorded in Book Page
Recording Fee $2.50
JAMES P. WILSON, Register
By Guaranty Title Company

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* $20,500.00

---TWENTY THOUSAND FIVE HUNDRED AND NO/100--- *Dollars,*

*of which* ---TEN THOUSAND SIX HUNDRED FIFTY SEVEN AND 80/100

($10,657.80)---- *Dollars, has been paid in cash,*

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

---NINE THOUSAND EIGHT HUNDRED FORTY TWO AND 20/100-($9,842.20)-- *Dollars,*
Edward F. Peyton and Wife, Anna Agnes Peyton have assumed and agree to pay, $9,842.20, being the unpaid principal balance of a Note for $12,000.00, with interest at the rate of 4½% per annum and a service fee of ½% per annum on the unpaid balance. Said principal, interest and ~~service~~ service fee shall be payable $79.20 on the 1st. Day of February, 1960, and a like sum on the same day of each month thereafter, to be applied first to interest on the unpaid balance and the remainder to principal, secured by deed of trust executed by A. B. Cliphant, Jr., and Wife, Will Allen Cliphant, to Louis R. Linx, Trustee, dated July 15, 1948, recorded in Book 1622, Page 81, Register's Office for Davidson County, Tenn., to secure to the First Federal Savings & Loan Association of Nashville, the payment of said note. AND for the balance the said Edward F. Peyton and Wife, Anna Agnes Peyton have executed their joint promissory Note of even date herewith in the principal sum of $5000.00, payable to the order of A. B. Cliphant, Jr., and Wife, Will Allen Cliphant on or before June 15, 1960, without interest.

*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, A. B. Cliphant, Jr., and Wife, Will Allen Cliphant

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

Edward F. Peyton and Wife, Anna Agnes Peyton

their ~~successors~~, *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lots Nos. 5 and 6 of Block "F" on the Plan of Jackson Park, Section No. 2, as of record in Book 843, Page 21, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 5 and 6 front together 120 feet on the southerly side of Kenwood Drive and run back 208 feet 6 inches on the westerly line and 182 feet 6 inches on the easterly line to a dead line, measuring 100 feet thereon.

Being the same real property conveyed to A. B. Cliphant, Jr., and Wife, Will Allen Oliphant, by deed from John E. Simpson and Wife, dated July 14, 1947, filed July 15, 1947, and recorded in Book 1495, Page 625, Register's Office for Davidson County, Tennessee.

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