K 3067

8-1-57 80687

INSTALLMENT DEED

FROM Fannie Feigenbaum

TO Joyce Sanders

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
S.W. Corner 3rd and Union
NASHVILLE, TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 day of Aug. A.D. 1957
at 2:00 o'clock P.M.
Noted in Book 4154 Pg. 254
Recorded in Book ____ Pg. ____
Recording Fee $2.50
JAMES P. WILSON, Register

DOCUMENTARY

DOCUMENTARY

INSTALLMENT DEED — J. R. WEST FORM

For and in Consideration of the sum of Sixty-three Hundred Forty and NO/100 ($6340.00) Dollars,

of which Forty and NO/100 ($40.00) Dollars,

has been paid in cash by Joyce Sanders

the receipt of which is hereby acknowledged, and for the remainder Sixty-Three Hundred and NO/100 ($6,300.00) Dollars,

the said Joyce Sanders has executed an installment note of even date herewith, providing for the payment of the principal sum of Sixty-three Hundred and NO/100 ($6,300.00) in 300 equal monthly installments of $40.60 which includes interest at the rate of 6% per annum, payable to the order of Mrs. Fannie Feigenbaum. The first of said payments falls due thirty days from the date hereof and a like amount each month thereafter until the full amount of the principal and/or interest is paid in full. In the event of default of any payment hereunder of interest and/or principal sum when due, the owner or holder of the within described indebtness secured herein, has a right to declare the entire unpaid balance of the principal sum plus interest in full to maturity due and payable, but the failure to take advantage of one violation of this entire agreement shall not act as a waiver to take advantage of any subsequent violation, the right being a continuing one. The first of said payments of interest and/or principal sum falls due on September 1, 1957.

all of said notes bearing six per cent interest from maturity 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, I, Fannie Feigenbaum, a widow,

have this day bargained and sold, and do hereby transfer and convey unto the said Joyce Sanders, for her sole and separate estate, free from the debts and obligations of any past, present, or future husband, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being parts of Lots Nos. 1 and 2 on the plan of Subdivision of Lots Nos. 32, 33, and 34 of an unregistered plan of the University of Nashville Lots as of record in Minute Book "G", page 440, Chancery Court at Nashville, said parts of lots Nos. 1 and 2 front 40 feet each on the easterly side of Academy Place, formerly Asylum Street, and run back between parallel lines 114 feet, more or less, to a line parallel with the easterly side of Academy Place, and with the northerly margin of Lindsley Avenue, and being part of the same property conveyed to Sam Feigenbaum by Deed of record in Book 615, page 714, Register's Office for Davidson County, Tennessee, and the said Sam Feigenbaum has since died.

It is further understood and agreed upon that the said Joyce Sanders, or her successors, shall have the right of ingress and egress for the purpose of repairing the sewer line on the property situated in the rear of city No. 50 Lindsley Avenue, Nashville, Davidson County, Tennessee.

PG 254