BK 3075

INSTALLMENT DEED

For and in Consideration of the sum of $12,000.00

Twelve thousand and No/100 - Dollars,
[illegible] other valuable considerations
of which ($3,750.00) Three thousand seven hundred fifty and No/100 **Dollars,**

has been paid in cash by George N. Welch, Jr., and Carolyn Guild Welch

the receipt of which is hereby acknowledged, and for the remainder ($8,250.00)

Eight thousand two hundred fifty and No/100 - - - - - - - - - - - - **Dollars,**

the said George N. Welch, Jr., and his wife, Carolyn Guild Welch **have**

executed and delivered their note for said sum dated April 1, 1960, payable in monthly installments of ($50.00) Fifty & No/100 Dollars, together with interest on the unpaid principal sum, said note shall be interest bearing at six per cent per annum from date; each installment of principal and interest shall be due and payable on the the first day of each month subsequent to April 1, 1960, and shall continue to be paid each month until April 1, 1970, at which time the note shall fully mature and all of the principal and any interest then owing and remaining unpaid shall be paid in full; unless the note shall have earlier matured, or the remainder of principal and interest owing shall have been earlier paid, as hereafter provided for. The makers of this note may, upon electing to do so and without prior notice to the holder of said note, pay sums in multiples of ($50.00) Fifty Dollars to be applied to the reduction of the remaining principal unpaid or any [illegible] [illegible] no penalty shall apply to such prepayment.

~~all~~ of said note~~s~~ bearing six per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said note~~s~~, principal and interest, and attorney fees, a lien is expressly retained

on the land herein conveyed, I, Effie Walker Welch (Mrs. George N. Welch, Sr.)

widow of George N. Welch, Sr., deceased)

have this day bargained and sold, and do hereby transfer and convey unto the said George N. Welch, Jr.,

and his wife, Carolyn Guild Welch, their **heirs and assigns,**

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

Being the easterly 131.9 feet of Lot No. 30 on the Plat of Hillsboro Heights, not of record, described according to a survey made by [illegible] Southgate, Surveyor, May 1910, as follows:

Beginning at the southwest corner of Hampton Avenue and Hillsboro Road; thence with the southerly margin of Hampton Avenue westwardly 131.9 feet to the northeast corner of the property conveyed to Florence Welch Walters by deed from [illegible] Dunn, Jr., and wife, Helen Thomas Dunn; thence with Walters' east line southwardly 315 feet to a point; thence eastwardly 131.9 feet to the westerly margin of Hillsboro Road; thence with the westerly margin of said Hillsboro Road, northwardly 315 feet to the beginning.

Being the same property conveyed to Effie Walker Welch by two deeds from [illegible] Dunn, Jr., and wife, Helen Thomas Dunn, as of record in Book 1472, page 449, and Book 1577, page [illegible], Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in Book 662, page 807, and in Book 1015, page 50, Register's Office for Davidson County, Tennessee; if such restrictive covenants now have any legal effect thereupon; certainly those first recorded in Book 662, page 807, as mentioned, expired in July 1950 their term having run for the 25 years prescribed from July 1925.

Taxes for the year 1959 were paid by the grantor and pro-rated to the grantee from October 1, 1959.
Taxes for the year 1960 are assumed by the grantees.

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