BK 3099

SALES CONTRACT

MEDLIN REALTY COMPANY

217 Louise Avenue PHONE AL 4-3574

THIS CONTRACT of sale made this 30 day of May, 19 60

by and between Paul N. Towe and Eva P. Towe

hereinafter called the seller, and William Ernest Seat and Frances D. Seat hereinafter called the purchaser;

The purchaser hereby agrees to purchase the following described real estate, in fee simple, on terms stated: Land in Davidson County, Tenn. being House and lot located on the south side of Maplewood Lane between Gallatin Road and ~~Summers~~ Hillsboro avenue - Said lot fronts 105 ft. on Maplewood lane - and is known as 992 Maplewood Lane.

~~8,750.00~~ W.E.S.

~~8,500.00~~ W.E.S.

The purchase price is to be $ ~~8,450.00~~ payable $ 100.00 as earnest money, and part of the purchase price, receipt of which is hereby acknowledged, and the remainder payable upon the following terms: ~~$727.25 cash balance~~ W.E.S. and the assumption of a first mortgage loan now held by First Federal Savings and Loan Association in the approximate amount of $6,922.75

Purchaser requests that this deal not be closed before June 15, 1960

The seller or his agent, at seller's expense, agrees to make application to the NASHVILLE TITLE COMPANY for Title Insurance on the above property and if, after examination by this Company the title is found insurable the buyer hereby agrees to accept a Title Policy issued by said Company in its usual form.

Taxes for the current year 60 are to be pro-rated as of date of deed, back taxes paid by seller.
The sale is to be closed within 10 days from date of receipt of title letter.

If this contract be breached by the purchaser, all damages occurring to the seller and to Medlin Realty Co., by reason of said breach shall be paid by the purchaser and the earnest money herewith deposited by the purchaser may be applied by Medlin Realty Co. to such damages.

If this contract be breached by the seller, he hereby agrees to pay to the purchaser and Medlin Realty Co., all damages arising out of said breach, including the usual and customary Real Estate Agent's commission to Medlin Realty Co.

Fire Insurance optional

Possession 30 days Escrow Remains With Seller

The seller agrees to pay the usual Real Estate Agents' commission of 5% to MEDLIN REALTY CO. Mrs. Harold Davis, Agent

Purchaser William Ernest Seat Seller Paul N. Towe and Eva P. Towe
Frances D. Seat by Joe Carbary for Medlin Realty Co.

Deed property to: William Ernest Seat and Frances D Seat.

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