BK 3133

Installment Deed

FOR AND IN CONSIDERATION of the sum of ($7,250.00)

Seven Thousand & Two Hundred Fifty and no/100 ..... *Dollars,*

of which $400.00

Four Hundred and no/100 ..... *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder $6,850.00

Six Thousand Eight Hundred Fifty and no/100 ..... *Dollars,*

Roy Lee Tune and wife, Dolores Dorris Tune,

Grantee's herein have executed

their Joint Promissory Lien Note, of even date herewith, payable to the order of William P. Ball and Bessie Mae Ball, in the principal sum of Sixty Eight Hundred Fifty and no/100 -($6,850.00), bearing interest at the rate of 6% per annum, computed monthly on the unpaid balance; payable in monthly installments as follows; on the 24th day of October, 1960 the sum of Sixty three and 35/100 Dollars, ($63.35), and thereafter, a like amount on the 24th day of each succeeding month, to be applied first, to interest at the rate of 6% per annum and on the unpaid balance from month to month, and remainder to principal until said Note is paid in full. Privilege is reserved of paying two or more installments, or said Note may be paid in full on any paying date. Grantees agree to pay monthly into an escrow fund with the holder of said Note 1/12th of Annual insurance premiums, and tax payments, the same to be disbursed when and where due.

* The above descibed Lien Note is subordinate to, and inclusive of, 3 Prior Liens described below description.

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, William P. Ball

and wife, Bessie Mae McKennon Ball

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

Roy Lee Tune and wife, Dolores Dorris Tune,

their *(successors), heirs and assigns,*

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

Being Lot No. 7 on the Map of Dan Leech Subdivision, as of record in Book 1424, page 70, Register's Office for said County.
Said Lot No. 7 fronts 86.2 feet on the south side of Ward Street, and runs back between lines, 168.1 feet on the east line, 194 feet on the west line, to a dead line in the rear, on which it measures 65 feet.
Being the same property conveyed to William P. Ball and wife, Bessie Mae McKennon Ball, by deed from Marion Sharp and husband, J.R. Sharp, as of record in Book 1679, page 366, said Register's Office.
Attention to restrictions recorded prior to Feb. 15, 1950, in Book 1632, page 161.
The recorded plan shows a 40 foot set-back line from Ward Street and a 10 foot easement along the rear of the lot for utilities.
* Continued from above -
The Above Described lien note is subordinate to, and inclusive of, three (3) Deeds of Trust Notes, described as follows:
#1 - Deed of Trust executed by William P. Ball and wife, to Louis R. Linx, Trustee, as of record in Book 1672, Page 283, to secure First Federal Savings & Loan Assn. of Nashville one Note dated Jan. 12, 1949 for $5,900.00, now reduced to $3,965.52, with interest at 4½% per annum, both principal and interest payable $32.80 monthly.
#2 - Deed of Trust executed by William P. Ball and wife to Louis R. Linx, Trustee, as of record in Book 1672, page 267, to secure First Federal Savings & Loan Ass n. of Nashville, one Note dated Jan. 12, 1949, for $1,350.00, now reduced to $769.17, with interest at 4% per annum, both principal and interest payable in monthly installments of $7.31.
#3 - Deed of Trust executed by William P. Ball and wife to Albert H. Thomas, Trustee, as of record in Book 2582, page 428, to secure a Note dated Jan. 21, 1957, for the sum of $2,500, now reduced to $1,525.00, with interest at 5% per annum, both principal

(continued on reverse side)

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