BK 3133

INSTALLMENT DEED

For and in Consideration of the sum of TEN THOUSAND, THREE HUNDRED, and 00/100 ($10,300.00)- Dollars, of which THREE HUNDRED ($300.00) - - - - - - - - - - - - - - - - - Dollars, has been paid in cash by Charles Kyle and wife, Willie B. Kyle, the receipt of which is hereby acknowledged, and for the remainder TEN THOUSAND AND 00/100 ($10,000.00) - Dollars, the said Charles Kyle and wife, Willie B. Kyle have agreed to assume and pay the unpaid balance due and owing by virtue of an instrument executed by Randall Phillips and wife, to Vaden Lackey, Jr., Trustee, as of record in Book 3138, page 219, to secure Fidelity Federal Savings & Loan Association, a note dated Sept. 9, 1960, for the sum of $7,700.00, with interest at 5% per annum, and 1% service fee per annum, payable $49.95 monthly; and the said Charles Kyle and wife, Willie B. Kyle, have executed their joint and several note of even date herewith, in the principal sum of $2,300.00. Said note is payable to the order of RANDALL PHILLIPS and is payable at the rate of $14.82 per month, beginning on the 1st. day of November, 1960, and monthly thereafter on the same day of each succeeding month until paid in full. Said payments include interest at the rate of 6% per annum.

all of said notes bearing six per cent interest from 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, we, RANDALL PHILLIPS and wife, LOUISE T. PHILLIPS, have this day bargained and sold, and do hereby transfer and convey unto the said CHARLES KYLE and wife, WILLIE B. KYLE, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 14 on the Plan of Swinging Bridge Heights, as of record in Book 2854, page 114, Register's Office for said County, and described as follows:
BEGINNING at a point in the southeasterly margin of Keeton Avenue, at the corner of Lots Nos. 13 and 14; thence with the line between said lots, southeasterly 101.29 feet to a corner of Lot No. 15; thence with the line between Lots Nos. 14 and 15, southwesterly 99.56 feet to the northeasterly margin of Keeton Avenue; thence with the margin of the same, northwesterly 82.31 feet to the beginning of a curve; thence around said curve, northerly 41.36 feet to the southeasterly margin of Keeton Avenue; thence with the margin of the same, northeasterly 81.23 feet to the point of beginning.
Being part of the property conveyed to Randall Phillips and wife, Louise T. Phillips, by deed from The Nashville Industrial Corporation, as of record in Book 3073, page 122, said Register's Office.

This conveyance is made subject to the following, to-wit:

"Restrictions recorded Aug. 12, 1960, in Book 3104, page 313."

"The recorded plan shows an Owner's Certificate, a 40-foot set-back line from Keeton Avenue on the north, and from Keeton Avenue on the West, and a 10-foot easement along the southerly side line, and an easement for utility overhang across the north front of the lot."

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