BK 3134

6215

INSTALLMENT DEED

FROM J. Austin DeMontbreun, Sr.

TO Claudia P. Scott

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record 6 day of OCT A.D. 1960 at 2:22 o'clock P.M.
Noted in Book 3134 Page 25
Recorded in Book ____ Page ____
Recording Fee $3.50
JAMES P. WILSON, Register
By ____ D.C.

Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

FOR AND IN CONSIDERATION of the sum of seventeen thousand, nine hundred, fifty and no/100----------($17,950.00)----------*Dollars, of which* two thousand and no/100----------($2,000.00)----------*Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* fifteen thousand, nine hundred, fifty and no/100----------($15,950.00)----------*Dollars,* Claudia P. Scott *has* executed four notes of even date herewith payable to the order of J. Austin DeMontbreun, Sr. as follows: Three notes in the principal amount of $1,000 each due November 1, 1960, December 1, 1960, and January 1, 1961, without interest and one note in the principal amount of $12,950.00 payable in 120 monthly installments the first of which falls due on February 1, 1961, and the others monthly thereafter until the principal and interest have been paid in full and the amount of the first installment shall be $337.77 and the amount of each subsequent installment shall be $143.77 all of which monthly payments include both principal and interest at the rate of 6% per annum and privilege of prepayment is reserved, and to better secure the payment of said notes the same have been endorsed by John Lloyd Jernigan and wife, Nelle H. Jernigan,

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, J. Austin DeMontbreun, Sr. widower, *has have this day bargained and sold, and do hereby transfer and convey unto the said* Claudia P. Scott, her (~~successors~~) *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being part of lot No. 4 on the Plan of Stratton Place, as of record in book 547, page 182, Register's Office for said County, described as follows: Beginning at the northeast corner of Due West Avenue, as widened, and a 50 foot unnamed road; thence with the easterly margin of said unnamed road, north 2° west 374 feet; thence eastwardly 99 feet, more or less, to the westerly line of the property conveyed to George W. Gann and wife, by deed from Eddie C. Hall and wife, of record in book 2270, page 238, said Register's Office; thence with said line south 7° 30' east 374 feet to the northerly margin of Due West Avenue, as widened; thence with said Avenue westwardly 113 feet; more or less, to the beginning.
Being part of the real property conveyed to J. Austin DeMontbreun and wife, Edna DeMontbreun, by deed from Katie G. Stratton, dated August 28, 1929, filed August 28, 1929, and recorded in book 737, page 56, said Register's Office, the said Edna DeMontbreun having since died.
The said J. Austin Demontbreun and J. Austin Demontbreun, Sr. being one and the same person.
This conveyance is made subject to restrictive covenants contained in deed of record in book 737, page 56, said Register's Office.

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