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INSTALLMENT DEED

FROM

C. J. Sain, et ux

TO

Kelton L. Owen, et ux

STATE OF TENNESSEE
DAVIDSON
Received for record this 31 day
of OCT 1960 at 1:45 o'clock P.M.
Noted in Book 47 Page 205
Recorded in Book ____ Page ____
Recording Fee 1.25
ARTHUR P. WILSON, Register
By [illegible] D.C.

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

DEWEY W

FOR AND IN CONSIDERATION of the sum of sixteen thousand, nine hundred, fifty and no/100----------($16,950.00)---------- *Dollars,*

of which one thousand, eighty two and 50/100---------- -------($1,082.50)---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder fifteen thousand, eight hundred and sixty seven and 50/100---($15,867.50)-------- *Dollars,*

Kelton L. Owen and wife, Sunshine Owen

have assumed

and agreed to pay the unpaid balance of $12,267.50 of a note in the original amount of $13,450.00 secured by a deed of trust in book 2578, page 73, Register's Office, Davidson County, Tennessee, and have also executed one note of even date herewith in the principal amount of $3,600.00 payable to the order of C. J. Sain and wife, Celestine F. Sain, in 120 monthly installments of $40.00 each, which includes both principal and interest at the rate of 6% per annum, the first installment falling due on the 19th day of November, 1960, the others monthly thereafter until the principal and interest have been paid in full, and privilege of prepayment is reserved,

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, C. J. Sain and wife, Celestine F. Sain

have this day bargained and sold, and do hereby transfer and convey unto the said Kelton L. Owen and wife Sunshine Owen, their

heirs and assigns,

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

Land in the 3rd Civil District of Davidson County, Tennessee, being lot no. 155 on the Plan of Merry Oaks, as of record in book 1835, pages 67 and 68, Register's Office for said County.
Said lot No. 155 fronts 119 feet on the southerly side of Ingleside Road and runs back 124.3 feet on the easterly line and 168 feet on the westerly line to a dead line, measuring 99.3 feet thereon.
Being the same real property conveyed to C. J. Sain and wife, CElestine F. Sain, recorded in book 3070, page 361, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utilities along the easterly and southerly lines of premises, 40-foot building setback line from Ingleside Road, and conditions of owners certificate, as shown on plan in record book 1835, pages 67 and 68, said Register's Office; and to restrictive Covenants contained in an instrument of record in book 1855, page 377, as amended in book 1876, page 264, said Register's Office, and to restrictive covenants contained in an instrument of record in book 1788, page 427, said Register's Office.

G 464