BK 3164

Installment Deed

FOR AND IN CONSIDERATION of the sum of ten thousand, five hundred and no/100 ----------($10,500.00)----- *Dollars, of which* one thousand, five hundred and no/100---------- ----------($1,500.00)----- *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* nine thousand and no/100------ ----------($9,000.00)------*Dollars,*

J. D. Kirby and wife, Kathryn T. Kirby

he ye executed

one note of even date herewith in the principal amount of $9,000.00 and payable to the order of Charles Richard Bracey and wife, Maude Felts Bracey in 180 monthly installments of $75.95 each, which includes both principal and interest from date at the rate of 6% per annum, the first installment falling due on the 1st day of November 1960, and the others monthly thereafter until the principal and interest are paid in full. Grantee may at any time pay any amount on said loan and without any penalty. Grantor will join in any conveyance and release his lien as to any portion of the lands which the grantees desire to sell, even though part of the loan is still outstanding, provided the net proceeds from the portion of the property sold will be paid onto the loan,

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, Charles Richard Bracey and wife, Maude Felts Bracey

have this day bargained and sold, and do hereby transfer and convey unto the said J. D. Kirby and wife, Kathryn T. Kirby, their

(~~XXXXXXX~~), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land partly in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, and partly in the 12th Ward of the City of Nashville, described according to a survey made by Erle Drake, County Surveyor, August 13th, 1934, as follows:
Beginning at a point on the southwesterly margin of Morrow Road, at the northeast corner of the property conveyed to Roy Scott and wife, by deed from Charles Richard Bracey and wife, of record in book 2292, page 617, Register's Office for said County; thence with Scott's southeasterly line south 27° west 150 feet to Scott's southeast corner; thence with Scott's southwesterly line, north 51½° west 70 feet to a stone wall; thence with said wall south 27° west 325 feet to the center of Richland Creek; thence south 88° east 82 feet to the northwest corner of the property conveyed to W. L. Bainbridge, Jr., by deed from Charles Richard Bracey and wife, of record in book 2293, page 188, said Register's Office; thence with Bainbridge's line; north 42° 48' east 142.5 feet to the center of a rock lined ditch; thence with the center of said ditch north 73° east 87 feet, north 82° 17½' east 155.4 feet and north 70° 18' east 109 feet to the southwesterly margin of said Morrow Road; thence with said Road, north 51½° west 317.2 feet, more or less, to the beginning.

PG 56