BK 3164

17435

Rec. 1/16/65

INSTALLMENT DEED

FROM W. C. Miller, et ux

TO Ernest Dillon, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day of 2:39 P.M. 1960 at 2:39 o'clock
Noted in Book 47 Page 525
Recorded in Book Page
Recording Fee $2.50
JAMES P. WILSON, Register
By Deputy Register

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

Installment Deed

FOR AND IN CONSIDERATION of the sum of six thousand, five hundred and no/100 ----------($6,500.00)---------- *Dollars, of which* fifty and no/100----------($50.00)---------- *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* six thousand, four hundred, fifty and no/100----------($6,450.00)---------- *Dollars,* Ernest Dillon and wife, Ruby L. Dillon *have executed* one note of even date herewith in the principal amount of $6450.00 payable to the order of W. C. Miller and wife, Allie K. Miller in 204 monthly installments of $50.51 each, which includes both principal and interest from date at the rate of 6% per annum, the first installment falling due on or before January 9, 1961, and the others monthly thereafter until principal and interest are paid in full, 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, W. C. Miller and wife, Allie K. Miller *have this day bargained and sold, and do hereby transfer and convey unto the said* Ernest Dillon and wife, Ruby L. Dillon, their (tenancy), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 30 on the plan of Sterling Sudbivision No. 1 in book 1424, page 97, Register's Office for said County.
Said lot No. 30 fronts 60 feet on the southerly side of Lutie Street and runs back 167 feet on the westerly line and 160 feet on the easterly line to a dead line, measuring 60.41 feet thereon.
Being the same real property conveyed to W. C. Miller and wife, Allie K. Miller by deed from E. L. Radabaugh and wife, dated January 13, 1960, filed January 18, 1960, and recorded in book 3000, page 409, said Register's Office.
This conveyance is made subject to utility easement, 30-foot building setback line and conditions of owners certificate, as shown on plan of record in book 1424, page 97, said Register's Office; and to restrictive covenant contained in deed of record in book 1784, page 128, said Register's Office.

PG 292