K 3180

INSTALLMENT DEED

FROM 24720

W. T. Garner, et ux

TO

Mary E. Mitchell

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 3 day
FEB A.D. 1961
9:14 o'clock A M
Noted in Book 93 Page 26
Recorded in Book Page
Recording Fee 2.50
JAMES P. WILSON, Register
By

Guaranty Title Company
A Division of

FOR AND IN CONSIDERATION of the sum of eleven thousand, five hundred and no/100----------($11,500.00)---- *Dollars,*

of which nine thousand, seven hundred and no/100----------($9,700.00)------ *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder one thousand, eight hundred and no/100----------($1,800.00)------ *Dollars,*

Mary E. Mitchell

has executed

one noteof even date herewith in the principal amount of $1,800.00, payable to the order of W. T. Garner and wife, Madgeline L. Garner in 48 monthly installments of $42.28 each, which includes both principal and interest from date at the rate of 6% per annum, the first installment falling due on the 2nd day of March, 1961, and the others monthly thereafter until the principal and interest are 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, W. T. Garner and wife, Madgeline L. Garner

have this day bargained and sold, and do hereby transfer and convey unto the said Mary E. Mitchell, her

[redacted], *heirs and assigns,*

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

Being the westerly 30 feet front and 18 feet rear of lot No. 106 and the easterly 37 feet front and 29 feet rear of lot No. 109 on the Map of Waverly Place, as of record in book 57, page 95, Register's Office for said County, described together as follows:
Beginning on the southerly margin of Acklen, formerly Kirkman, Avenue at a point 30 feet east of the corner of lots Nos.108 and 109, being the northwest corner of the first tract conveyed to Mrs. Mamie E. Garard, et al, by deed from Maggie W. Caldwell, of record in book 535, page 416, said Register's Office; thence with the westerly line of said Garard property, southwardly 250 feet,more or less, to the northerly margin of an alley; thence with said alley, westwardly 47 feet to a point 29 feet west of the corner of lots Nos. 106 and 109; thence northwardly 250 feet, more or less, to the southerly margin of Acklen Avenue; thence with said Avenue, eastwardly 67 feet to the beginning.
Being the same real property conveyed to W. T. Garner and wife, Madgeline L. Garner, by deed from Blanche Peay Lillie, dated July 9, 1954, filed July 9, 1954, and recorded in book 2284, page 622, said Register's Office.
This conveyance is made subject to restrictive covenant contained in deed of record in book 221, page 358, said Register's Office, which applies to lot No. 109.

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