BK 3225

INSTALLMENT DEED — J. R. WEST FORM — THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of Seven Thousand Five Hundred and 00/100ths * ($7500.00) Dollars,

of which Twenty-Five Hundred and 00/100ths ********* ($2500.00) ** Dollars.

has been paid in cash by W. Mitchell Givens and wife, Mary B. Givens,

the receipt of which is hereby acknowledged, and for the remainder of Five Thousand and 00/100ths * ********** ($5000.00) ************ Dollars,

the said W. Mitchell Givens and Mary B. Givens have executed their note dated May 23, 1961 payable to the order of the said Theodore Perry Loftis and Mary Vaughan Loftis in 139 consecutive monthly installments of $50.00 each, which said installments include principal and interest at the rate of 6% per annum, and fall due at the rate of one each month on the 1st day of each month commencing July 1, 1961. Said note provides that it may be paid in full on any paying date, and provides further that upon default in the payment of any one installment the holder may declare the entire unpaid principal and all accrued interest due and payable at once and without notice.

Said note also provides ~~that said notes bearing six per cent interest from date, and providing~~ for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed. We, Theodore Perry Loftis and wife, Mary Vaughan Loftis,

have this day bargained and sold, and do hereby transfer and convey unto the said W. Mitchell Givens and wife, Mary B. Givens, their heirs and assigns

Two tracts of land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, August 29, 1957 and amended July 20, 1959, as follows:

FIRST TRACT: Beginning on the northerly margin of U. S. Highway No. 70, at the southwest corner of the property conveyed to Cazzie B. Mitchell and wife by deed from Houston T. Ezell, et al, of record in book 2690, page 386, Register's Office for said County; thence with the northerly margin of said U. S. Highway No. 70, westwardly 117 feet to an offset in said Highway; thence with said offset, southwardly 5 feet to a point on the northerly margin of said Highway; thence continuing with same, westwardly 68 feet to the easterly margin of a 50-foot proposed road; thence with the easterly margin of said proposed road, north 3° 25' west 832 feet to the northeast terminus of said proposed road; thence north 88° 50' east 307.5 feet to said Mitchell's northwest corner; thence with his westerly line, south 4° 15' west 825.6 feet to the beginning, containing 4.6 acres, more or less.

SECOND TRACT: Beginning at the northwest corner of the property conveyed to O. F. McGee and wife by deed from Houston T. Ezell, et al, of record in book 2747, page 449, Register's Office for said County; thence north 3° 25' west 125 feet to an iron pin; thence north 88° 50' east 822 feet; thence south 1° 25' east 125 feet to the northeast corner of the property conveyed to Chester M. Williams and wife by deed from Houston T. Ezell, et al, of record in book 2799, page 596, said Register's Office; thence with the northerly line of said Williams property, south 88° 50' west 309.8 feet to the northeast corner of the property conveyed to Cazzie B. Mitchell and wife by deed from Houston T. Ezell, et al, of record in book 2690, page 386, said Register's Office; thence with said Mitchell's northerly line, south 88° 50' west 200 feet to said McGee's northeast corner; thence with his northerly line, south 88° 50' west 307.5 feet to the beginning, containing 2.4 acres, more or less.

The first tract, being the same real property conveyed to Theodore Perry Loftis and wife, Mary Vaughan Loftis, by deed from O. F. McGee and wife, dated November 10, 1959, filed November 12, 1959, and recorded in book 2993, page 385, Register's Office for said County, and the second tract, being the same real property conveyed to Theodore Perry Loftis and wife, Mary Vaughan Loftis, by deed from O. F. McGee and wife, dated November 10, 1959, filed November 12, 1959, and recorded in book 2993, page 391, said Register's Office.

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