INSTALLMENT DEED

FROM

WILLIAM R. SMITH ET UX

57333

TO

CARL SHEPPHERD and MARY LOUISE FAY SHEPPHERD

File to: Atty.,

Title Company

Guaranteed

Trust Bldg.,

LLE, TENN.



REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 7 of SEP A.D. 1961 at 12:48 o'clock P
Noted in Book 29 Page 648
Recorded in Book ___ Page ___
Recording Fee $2.50
JAMES P. WILSON, Register
C. McKinley ... Reg.

Ramsey Realty & Auction Co.,
321 Gallatin Rd., Madison, Tenn.
Pho: TW 5-3351 or TW 5-3352

30

For and in Consideration of the sum of - - - - - - - - Four Thousand and no/100 - - - - - - - - - - - - - - - - - - ($4,000.00) - Dollars,

of which - - - - - - - - - - Five Hundred and no/100 - - - ($500.00) - - - - - - Dollars,

has been paid in cash by Carl Sheppherd and Mary Louise Fay Sheppherd

the receipt of which is hereby acknowledged, and for the remainder - - - - - - - - - - - - - - - - - Three Thousand Five Hundred and no/100 - - - ($3,500.00) - - - - - - - - Dollars,

the said Carl Sheppherd and Mary Louise Fay Sheppherd have assumed and agreed to pay the present indebtedness due to Fidelity Federal Savings & Loan Association on a note in the original principal amount of $3,400.00, as secured by a deed of trust executed by William R. Smith and wife to Louis Leftwich, Jr., Trustee, of record in Book 2469, Page 283, Register's Office for Davidson County Tennessee, and for the balance of said remainder in the amount of $1,082.37, the said Carl Sheppard and Mary Louise Fay Sheppard have executed their joint promissory note of even date herewith in said latter stated amount, payable to the grantor, in equal monthly installments of $20.00 each, including principal and interest at the rate of 6% per annum, beginning September 15, 1961, and a like amount due on the same day of each succeeding month thereafter,

said note 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, WILLIAM R. SMITH and wife, ZELLA C. SMITH,

have this day bargained and sold, and do hereby transfer and convey unto the said

CARL SHEPPHERD and wife, MARY LOUISE FAY SHEPPHERD, their heirs and assigns,

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

Being Lots Nos. 108 and 169 on the unrecorded Map of Anderson Estates, Section I, and described as follows:

Beginning at a point in the west margin of McArthur Drive at the corner of Lots 108 and 109; thence with the line between said lots and along the line between Lots 168 and 169, westwardly 300.1 feet to the east margin of Scalf Drive; thence with the margin of the same, southwardly 48.1 feet to the beginning of a curve; thence around said curve, southeastwardly 30.3 feet to the north margin of Du Pont Avenue; thence with margin of the same, eastwardly 260.8 feet to the beginning of a curve; thence around said curve, northeastwardly 31.7 feet to the west margin of McArthur Drive; thence with the margin of the same, northwardly 46.7 feet to the point of beginning.

Being the same property conveyed to William R. Smith and wife, Zella C. Smith by deed from E. C. Hoskins and wife, Vernie E. Hoskins, of record in Book 2483, page 433, Register's Office for Davidson County, Tennessee.

Said premises are conveyed subject to:
1961 Taxes have been pro rated and will be paid by buyers; said deed of trust; and restrictive covenants and easements of record in Book 1181, Page 342; Book 1308, Page 365; Book 1315, Page 325; and Book 1196, Page 207, all in said Register's Office.