K 3310

INSTALLMENT DEED

FROM

ROY BROWN, ET UX

TO

JAMES A. RUSSELL, ET UX

14 68880 L

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of NOV A.D. 1961 at 8:28 o'clock A.M.
Noted in Book 2602 Page 327
Recorded in Book ____ Page ____
Recording Fee $2.50
JAMES P. WILSON, Register
By [illegible] D.C.

ALL FORMS OF INSURANCE
HARVEY FREEMAN & SONS
Phone TU 3-2316
2317 LEBANON ROAD
DONELSON TENN

DEWEY W. Pedigo

FOR AND IN CONSIDERATION of the sum of SEVENTEEN THOUSAND, THREE HUNDRED AND 00/100 ($17,300.00)----------*Dollars,*

of which FOUR THOUSAND, THREE HUNDRED AND 00/100 ($4,300.00)----------

----------*Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder THIRTEEN THOUSAND AND 00/100 ($13,000.00)----------*Dollars,*

James A. Russell and wife, Juanita H. Russell,

has/have executed

and delivered to us, Roy Brown and wife, Betty Lou Brown, their joint promissory note, of even date herewith, in the principal sum of Thirteen Thousand ($13,000.00) Dollars, payable, with interest from date at 5-3/4% per annum, to the order of said Roy Brown and wife, Betty Lou Brown, in three hundred (300) monthly installments of Eighty-one and 79/100 ($81.79) Dollars each--the first one of said installments to become due on December 3, 1961, and one of the others on or before the 3rd day of each of the succeeding 299 months. Payments as made to be applied first to interest to date of payment and balance to principal,

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, Roy Brown and wife, Betty Lou Brown,

have this day bargained and sold, and do hereby transfer and convey unto the said James A. Russell and wife, Juanita H. Russell, their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 157 on the Revised Plan of Section One, Sunset View, of record in Book 2663, pages 27 and 28, Register's Office for said County, described as follows:
BEGINNING at a point in the westerly margin of McGavock Pike at the corner of Lots No. 156 and 157; thence with the line between said lots, southwesterly 195 feet to a corner of Lot No. 158; thence with the line between Lots No. 157 and 158, northwesterly 175 feet to the southerly margin of Dundee Lane; thence with the margin of the same, northeasterly 138 feet to the beginning of a curve; thence around said curve, easterly 31.42 feet to the margin of McGavock Pike; thence with the margin of the same, southeasterly 135 feet to the point of beginning.
Being the same property conveyed to Roy Brown and wife, Betty Lou Brown, by deed from John E. Aschenbrener and wife, of record in Book 2864, page 77, said Register's Office.

This conveyance is subject to restrictive covenants filed for record February 15, 1956, in Book 2492, page 307, refer to Lot Nos. according to plan in Book 2331, pages 100 and 101. The land hereinbefore described is according to the revision of Section I of record in Book 2663, pages 27 and 28. The lot hereinbefore described is the same on both plans.

The recorded plan shows an Owner's Certificate, a 40 foot set-back line from McGavock Pike and from Dundee Lane, a 10 foot easement for public utilities along the southerly side line and an anchor easement 2.5x20 feet on Dundee Lane at the west front corner of the lot.

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