K 3313

72089

INSTALLMENT DEED

FROM

Charlie William French et ux.

TO

Eleanor Fults

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 7 day
DEC A.D. 1961
at 1:45 o'clock P.M.
Noted in Book 1009 Page 459
Recorded in Book Page
Recording Fee $2.50
HAMER P. WILSON, Register
By [illegible] D.C.

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

2.50

FOR AND IN CONSIDERATION of the sum of Twelve Thousand Four Hundred Seventy Two and 90/100 ---------- ($12,472.90) ---------- *Dollars,*

of which One Hundred and no/100 ------- ($100.00) ---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder Twelve Thousand Three Hundred Seventy Two and 90/100 --------- ($12,372.90) ---------- *Dollars,*

Eleanor Fults has assumed and agrees to pay the unpaid balance of $10,472.90 of an original indebtedness of $10,950.00 secured by deed of trust executed by Charlie William French and wife, Louise French, to Miller Kimbrough, Trustee, of record in book 2871, page 15, Register's Office for Davidson County, Tennessee; and for the balance of $1,900.00 the said Eleanor Fults has executed her promissory note of even date herewith payable to the order of Charlie William French and wife, Louise French, in five (5) monthly installments, the first four of which are for $100.00 each and the fifth or last installment for $1500.00, with interest on the unpaid balance at the rate of 6% per annum; the first installment being due on or before January 10, 1962, and the others on or before the same day of each month thereafter,

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, We, Charlie William French and wife, Louise French,

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

(successors), heirs and assigns,

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

Being lot No. 4 on the plan of Siegrist Subdivision, of record in book 2330, page 131, Register's Office for said County.
Said lot No. 4 fronts 58 feet on the westerly side of 53rd Avenue North and runs back 101.5 feet on the southerly line and 114.7 feet on the northerly line to a curved line in the rear on which it measures 59.8 feet.
Being the same real property conveyed to Charlie William French and wife, Louise French by deed from A. B. Ivey and wife, of record in book 2813, page 481, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 2699, page 403, easements and setback line as shown on plan of record in book 2330, page 131, and easement for sewer granted City of Nashville by grant of record in book 2149, page 456, Register's Office for Davidson County, Tennessee.

In addition to the above conveyance, the grantors herein transfer to the grantees, all funds held in escrow by Kimbrough-Phillips Company for the future payment of taxes and insurance in connection with the above mentioned deed of trust.

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