K 3341

NOTICE: This instrument must
(1) Carry U. S. I. Rev. Stamps for the total of cash plus the sum of new lien created. Present rate is 55c for each $500 or fraction thereof;
(2) be presented at County Tax Assessor's Office for transfer on tax books;
(3) be presented at County Court Clerk's Office and State Transfer Tax be paid. Present rate 15c for each $100 of total consideration plus 15c Clerk's Fee;
(4) be filed for record in County Register's Office. Recording Fee, $2.00 including one acknowledgment. Each additional acknowledgment add 25c.

The above is not part of Instrument and is not to be recorded.

INSTALLMENT DEED — **TENNESSEE TITLE CO.**

For and in Consideration of the sum of Forty-two Thousand Five Hundred (\$42,500.00) Dollars,

of which \$3,500.00 Dollars,

has been paid in cash by Cooper Corporation

the receipt of which is hereby acknowledged, and for the remainder Thirty-nine Thousand (\$39,000.00) Dollars,

the said Cooper Corporation has

executed its promissory note in the principal sum of \$39,000.00 payabl
over a 20 year period in monthly installments of \$279.42, each install
ment including principal and interest computed at the rate of 6 % per
annum, the first installment being due March 1, 1962 and monthly there-
after, each installment on the note being payable on or before the due
date thereof so that undersigned grantee has the option of prepaying
any of the amounts owing, principal and interest, said note providing
for all costs of collection and

~~all of 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, Mamie Waller Anderson and husband, John S. Anderson,

have this day bargained and sold, and do hereby transfer and convey unto the said Cooper Corporation, its successors ~~heirs~~ and assigns,

certain real estate in Davidson County, Tennessee, as follows:
Being Lot No. 3 and parts of Lots Nos. 2 and 33 and part of a 10-foot
alley shown on the Plan of Kenmore Place, as of record in Book 332, page
32, Register's Office for said County, described as follows:
BEGINNING at a point in the Gallatin Pike, the common corner of Lots 1
and 2; thence with the line between said lots, easterly 205.75 feet, more
or less, to the west line of the property formerly owned by Fred W. Schram;
thence along Schram's westerly line, northerly 35 feet; thence easterly
40 feet to a point in the west line of the Smith property; thence northerly
parallel to the east line of Lots 2 and 3, 105 feet to a point in an alley;
thence westerly 195± feet to a point in the Gallatin Pike; thence with the
margin of said Pike, southwesterly 154 feet to the point of beginning. Being
the same property conveyed to Mamie Waller Anderson, by deed from Lula B.
Waller and husband, as of record in Book 762, page 460, said Register's Office.
The description of the property conveyed by this instrument includes land
within the bounds of the Gallatin Pike, as widened, a small strip of a former
alley in the rear approximately 10 feet deep and a small strip of approximate-
ly 10 feet deep of Lot No. 33 of the above Plan, none of which is described
in the deed to grantor herein of record in Book 762, page 460, said Register's
Office, and hence these are excluded from the warranty given by grantors herein
although conveyed by description.
This property is unencumbered except for lien of 1962 taxes, applicable zoning
and building rules and regulations and a drainage ditch for surface water
across one corner of the property conveyed, which ditch services this and
neighboring properties.
~~Insurance on the improvements on the property conveyed will be cancelled~~ and
taxes and rents will be prorated, all as of the date of this deed. The water
heater and stove in the duplex on the property conveyed are to remain and
become the property of grantee.

G 495