v. 86999

INSTALLMENT DEED

FROM

John B. Stephens, et ux

TO

Edith Ophelia Beard

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }
Received for record 5 day of MAR A.D. 1962 at 11:00 o'clock A.M.
Noted in Book 1101 Page 297
Recording Fee $2.50
JAMES P. WILSON, Register
By [signature] Deputy Reg.

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

Installment Deed

FOR AND IN CONSIDERATION of the sum of nine thousand, five hundred and no/100 ----------($9,500.00)---------- *Dollars, of which* three thousand, five hundred and no/100----------($3,500.00)---------- *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* six thousand and no/100-----------($6,000.00)---------- *Dollars,*

Edith Ophelia Beard

has executed

one note of even date herewith in the principal amount of $6,000.00 payable to the order of John B. Stephens and wife, Rosa Nell Stephens in 180 monthly installments of $50.64, which includes both principal and interest from date at the rate of 6% per annum, the first installment falling due on or before April 2, 1962, and the others monthly thereafter until principal and interest are paid in full, privilege of prepayment is reserved,

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, John B. Stephens and wife, Rosa Nell Stephens

have this day bargained and sold, and do hereby transfer and convey unto the said Edith Ophelia Beard her

(successors), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the easterly 70 feet of the northerly half of Block 35 on the plan of the Charlotte Park Company's First Addition to Nashville, as of record in book 57, page 103, Register's Office for said County. Said part of Block No. 35 fronts 70 feet on the southerly side of Elkins Avenue, formerly Second Street, and runs back between parallel lines, with the westerly margin of 49th Avenue, North, formerly 8th Street, 180 feet to an alley.
Being the same real property conveyed to John B. Stephens and wife, Rosa Nell Stephens, by deed from William O. Lee, Trustee, dated February 1, 1961, filed February 6, 1961, and recorded in book 3180, page 451, said Register's Office.