K 3502

INSTALLMENT DEED

FROM

MRS. MAGGIE C. PICKETT

TO

FRED B. DENTON, ET UX

-44100

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day of JAN A.D. 19[illegible] at 2:50 o'clock P.M.
Noted in Book 1492 Page 342
Recording Fee $2.57
Register

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company

FOR AND IN CONSIDERATION of the sum of THREE THOUSAND EIGHT HUNDRED & FIFTY ($3,850.00) *Dollars,*

of which FIVE HUNDRED ($500.00) *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder THREE THOUSAND THREE HUNDRED & FIFTY ($3,350.00) *Dollars,*

the purchasers, Fred B. Denton and wife, Katherine J. Denton *have executed*

executed their joint promissory lien note of even date herewith in said amount of $3,350.00, payable to the order of Maggie C. Pickett, bearing interest from date at the rate of 6 per cent per annum, being payable at the rate of $[illegible] on the 1st day of each month after date, which payments include principal and interest and to be credited, first to the payment of interest to date on the unpaid balance and the remainder in reduction of principal, said note being payable at such place in Davidson County, Tennessee, as the holder may direct, the unpaid balance to become due and payable at the option of the holder upon default in payment of any installment for as much as sixty days, demand, notice and protest being expressly waived.

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, I, Maggie C. Pickett

have this day bargained and sold, and do hereby transfer and convey unto the said Fred B. Denton and wife, Katherine J. Denton their *(successors), heirs and assigns,*

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

Being Lot No. 5 on the Plan of Pickett Heights, Section 1, as of record in book 2331, page 37, Register's Office for said County.

Said Lot No. 5 fronts 125 feet on the easterly side of Howse Avenue, and extends back 315.2 feet on the northerly line and 330.4 feet on the southerly line to a dead line measuring 126 feet, thereon.

Being part of the real property conveyed to Mrs. Maggie Chapman Pickett by deed from G.A. Maxwell and wife, dated January 3, 1928, filed February 2, 1928, and recorded in book 723, page 289, said Register's Office.

Said property is conveyed subject to easement for public utility purposes, set back line and conditions of owners certificate as shown on the above plan of record in book 2331, page 37, aforesaid, and restrictive covenants contained in an instrument executed by Maggie C. Pickett and recorded in book 2540, page 415, said Register's Office.

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