K 3531

INSTALLMENT DEED — TENNESSEE TITLE COMPANY

FORM 1008

FOR AND IN CONSIDERATION OF the sum of SEVEN THOUSAND, NINE HUNDRED NINETY-FIVE AND 00/100 ($7,995.00)----------DOLLARS

of which $495.00 has been paid in cash by the grantees hereinafter named to the grantor, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed their joint promissory note of even date herewith, in the principal sum of $7,500.00, payable to the order of Thomas K. Sanders and Roy Conway Flowers in monthly installments of $63.29 each, including both principal and interest at the rate of 6% per annum, until all installments have become due, the first of said installments coming due on the 15th day of May, 1963.

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,

Thomas K. Sanders and Roy Conway Flowers,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

Carl Covington and wife, Mary Covington,

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 36 and part of Lot No. 37 on the Plan of Glenmeade Subdivision, as of record in Book 974, page 32, Register's Office for said County, described as follows:
Beginning on the northerly margin of Litton Avenue, at a point 5 feet east of the corner of Lot Nos. 36 and 37; thence northerly 368.8 feet to the corner of Lots Nos. 36 and 37; thence westerly 45 feet; thence southerly 356.3 feet to the northerly margin of Litton Avenue; thence with the same, easterly 86 feet to the beginning.
Being part of the real property conveyed to Thomas K. Sanders and Roy Conway Flowers by deed from Edward Kennedy and wife, of record in Book 3507, page 615, said Register's Office.

[redacted]

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered except by 1963 taxes which are prorated and assumed by grantees

the said grantees, our heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

AND NOW, for the purpose of better and more effectually securing the payment of said lien, note, and rendering summary court proceedings for the enforcement of said lien in the event of the non-payment of said note, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, we the said grantors herein do hereby transfer and convey unto W. S. Hofstetter, Trustee, his successor and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purpose aforesaid, only. We, the said grantors do hereby agree to keep all buildings now on or to be hereafter erected on said property insured in some reliable fire insurance company or companies for at least the sum of $8,000.00 and the notes herein secured are [illegible]