K 3673

U 5806

INSTALLMENT DEED

FROM J. C. SPENCE, JR.

WIFE, HELEN P. SPENCE

TO

ALBERT H. PHILLIPS

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
S.W. Corner 3rd and Union
NASHVILLE, TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 13th day of Jan A.D. 1964 at 9:00 o'clock A.M.
Recorded in Book 3673 Page 67
Recording Fee $ 2.50
By [signature] Deputy Reg.
[signature], Register

FORM 104

For and in Consideration of the sum of One hundred and sixty thousand and no/100---------- Dollars, of which Seventeen thousand and two and 15/100---------- Dollars, has been paid in cash by Albert H. Phillips the receipt of which is hereby acknowledged, and for the remainder One hundred and forty-two thousand, nine hundred and ninety-seven and 85/100------- Dollars, the said Albert H. Phillips has assumed payment of the balance as due under two certain deeds of trust, the one securing Commerce Union Bank a note with a principal balance of $49,678.61, of record in Book 2397, page 461, Register's Office for Davidson County, Tennessee, and the other securing E. V. Pulley a note with a principal balance of $59,314.95, of record in Book 3323, page 627, said Register's Office, and has executed and delivered to grantors his two notes, one due July 1, 1964, and one due January 2, 1965, each in the principal sum of $17,002.15.

all of said notes bearing four 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, J. C. Spence, Jr., and wife, Helen P. Spence have this day bargained and sold, and do hereby transfer and convey unto the said Albert H. Phillips, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 20,21,22,23 and the northeast part of Lot No. 24 on the plan of George I. Waddey's Subdivision of Westwood, as of record in Book 332, page 99, Register's Office for said County, described as follows:

Beginning on the easterly margin of Franklin Pike, as widened, on the line between Lots 19 and 20; thence with the line between said two lots, eastwardly 164 feet, more or less to the westerly margin of an alley; thence with the same, southwardly 210 feet to the northeast corner of the property conveyed to Floyd Aubrey and wife by deed from Forrest M. May and wife, of record in Book 1534, page 137, said Register's Office; thence with May's northerly line westwardly 74.3 feet; thence northwardly 9.2 feet; thence westwardly 17.7 feet; thence northwardly 0.8 feet to the line between Lots 23 and 24; thence with the line between said two lots, westwardly 72 feet to the easterly margin of said Franklin Pike; thence with the same, northwardly 200 feet to the beginning.

Being the same property conveyed to J. C. Spence, Jr., and wife, Helen P. Spence and wife, Anne R. Spence by deed from E. V. Pulley,

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