BK 3679

JIM STEVENS REALTY & AUCTION
1316 Summer Ave. Nashville 4, Tenn.

INSTALLMENT DEED

FROM 11675

Paul E. Ballanfant, a widower

TO

James L. Baskin et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 12 day of FEB A.D. 1964 at 3:12 o'clock P.M.
Noted in Book 10 Page 124
Recorded in Book Page
Recording Fee $ 2.50
Ed. J. Walker, Register
By Carl Smith, D.C.

INSTALLMENT DEED Send Tax Notice to James L. Baskin et ux at

For and in Consideration of the sum of TWO THOUSAND SEVEN HUNDRED FIFTY and No/100 ($2,750.00) Dollars,

of which ONE THOUSAND FIFTY and No/100 ($1,050.00) Dollars,

has been paid in cash by James L. Baskin and wife, Mattie E. Baskin,

the receipt of which is hereby acknowledged, and for the remainder of ONE THOUSAND SEVEN HUNDRED and No/100 ($1,700.00) Dollars,

the said James L. Baskin and wife, Mattie E. Baskin, have executed their one promissory note of even date herewith, payable to the order of Paul E. Ballanfant in monthly installments of $39.93 each, including principal and interest at the rate of 6% per annum, beginning March 1, 1964, with the balance being due and payable on or before February 1, 1968, said payments to be applied first to the payment of interest on the principal sum or so much as shall from time to time remain unpaid, and the balance to be applied to the payment of the principal sum until the entire amount, both principal and interest, has been paid in full,

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, I, the said Paul E. Ballanfant, a widower,

have this day bargained and sold, and do hereby transfer and convey unto the said James L. Baskin and wife, Mattie E. Baskin, their heirs and assigns,

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

Being in the 10th Civil District of said County, described according to a survey made by Hickerson and Hickerson, Engineers, dated January 25, 1964, as follows:

Beginning at a point in the center of Ivey Point Road, marked by a railroad spike, said point being located 422 feet, more or less, southeast as measured along the center line of said Road, from the southwest corner of the tract of land conveyed to Paul E. Ballanfant and wife, by deed of record in Book 3162, page 295, Register's Office for said County; thence north 8 deg. east 1410 feet to an iron pin; thence south 86 deg. 45' east 310 feet to an iron pin; thence south 7 deg. 05' west 1703.8 feet to a railroad spike in Ivey Point Road; thence with said Road, north 53 deg. 04' west 269.4 feet and north 62 deg. 50' west 155.6 feet to the point of beginning, containing 12 acres, more or less. This tract is not improved and is part of Parcel No. 10 D 39170.

Being part of the same property conveyed to Paul E. Ballanfant and wife, Margaret P. Ballanfant, by deed from Lenora Baxter and husband, Leonard Baxter, of record in Book 3162, page 295, Register's Office for Davidson County, Tennessee. The said Margaret P. Ballanfant, having since died.

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