BK 3679

JIM STEVENS REALTY & AUCTION

INSTALLMENT DEED

FROM 14671

Paul E. Ballanfant, a widower,

TO

Teddy D. Armstrong et ux

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.
RECORDED
STATE OF TENN.
DAVIDSON COUNTY
Received for record FEB 19 AD 1964 at 3:11 o'clock P.M.
Noted in Book 1085 Page 134
Recorded in Book 3679 Page 276
Recording Fee $ 2.50
Register

Deed Tax Paid

For and in Consideration of the sum of THREE THOUSAND THREE HUNDRED EIGHTY and No/100 ($3,380.00) Dollars, of which FIVE HUNDRED and No/100 ($500.00) Dollars, has been paid in cash by Teddy D. Armstrong and wife, Rilda Hale Armstrong, the receipt of which is hereby acknowledged, and for the remainder of TWO THOUSAND EIGHT HUNDRED EIGHTY and No/100 ($2,880.00) Dollars, the said Teddy D. Armstrong and wife, Rilda Hale Armstrong, have executed their one promissory note of even date herewith, payable to the order of Paul E. Ballanfant in monthly installments of $68.00 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, Paul E. Ballanfant, a widower,

have this day bargained and sold, and do hereby transfer and convey unto the said Teddy D. Armstrong and wife, Rilda Hale Armstrong, 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 680 feet northwest, as measured along the center line of said Road, of the southeast 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 with said Road, north 61 deg. 35' west 9.7 feet and north 65 deg. 58' west 405.3 feet to a railroad spike; thence north 1 deg. 10' east 1968.2 feet to an iron pin set in the northerly edge of a creek; thence north 70 deg. east 363 feet to an iron pin; thence south 0 deg. 55' west 2566 feet to the point of beginning, containing 20.9 acres, more or less. This tract is not improved and is a part of Parcel No. 10 D 32170.

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.

Send tax statement to Teddy D. Armstrong et ux, at

PG 276