BK 3702

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No 16831

INSTALLMENT DEED

FROM
Ernest C. Briggs & Wife,

TO
Estelle D. Briggs

TO
Frances Savely Oakes

Attorneys Title Company
Title Guaranteed

NASHVILLE, TENN.
REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 3rd day of MAR A.D. 1964 at 10:47 o'clock A.M.
Noted in Book 708 Page 222
Recording Fee $2.50
By Deputy Reg.
Register

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
3 CENTS

First Nashville Realty Co.

For and in Consideration of the sum of ($7,000.00) Seven Thousand & No/100 Dollars,

of which ($683.67) Six Hundred Eighty-three & 67/100 Dollars,

has been paid in cash by Frances Savely Oakes,

the receipt of which is hereby acknowledged, and for the remainder ($6,316.33) Six Thousand, Three Hundred Sixteen & 33/100 Dollars,

the said Frances Savely Oakes has executed her promissory lien note of even date in the principal sum of Twenty-three Hundred & No/100 ($2300.00) Dollars, payable in monthly installments as follows, On the 1st day of April 1964, the sum of Twelve & 50/100 ($12.50) Dollars, and thereafter a like amount on the 1st day of each succeeding month through October 1st, 1972, thereafter beginning the 1st day of November 1972, the sum of Sixty-two & 50/100 ($62.50) Dollars and a like amount on the 1st day of each succeeding month until this note, both principal and interest, has been paid in full. Said payment to be applied first to interest at the rate of six (6%) percent per annum on the amount owing from month to month and the remainder to principal. Additional sums may be paid at anytime with interest to date of payment. And for the remainder, the said Grantee hereby assumes and agrees to pay the sum of $4,016.33 secured by a Deed of Trust executed by Ernest C. Briggs and wife, Estelle D. Briggs, to Louis R. Linx, Trustee, of record in Book 3195, Page 303, R.O.D.C., Tenn., to secure to First Federal Savings & Loan Assn. of Nashville, the payment of one note dated March 1, 1961, in the original principal amount of $5,000.00, now reduced to $4,016.33, payable in monthly *(See Below) 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, We, Ernest C. Briggs and wife, Estelle D. Briggs,

have this day bargained and sold, and do hereby transfer and convey unto the said Frances Savely Oakes, her heirs and assigns,

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

Being Lot No. 31 in F. O. Beazleys' Subdivision of Block "C" in the Douglas Place, a plan of which is of record in Plan Book 2, Page 66, Chancery Court at Nashville.

SAID Lot No. 31 fronts 50 feet on the northerly side of Ordway Avenue, formerly Grove Avenue, and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Ernest C. Briggs and wife, Estelle D. Briggs, by deed from Trustees of the Davidson County Singing Convention, of record in Book 3183, Page 469, Register's Office for Davidson County, Tennessee.

This tract is improved and shown on the Tax Records as Parcel No. 23W-8170, 1301 Ordway Place, Nashville, Tennessee. Mail Tax Notices to First Federal Savings & Loan Assn., 236 - 4th Avenue, North, Nashville, Tennessee.

*(See Consideration Above) installments of $50.00 each, including principal and interest at the rate of 5% plus 1% service fee per annum, the next payment being due April 1, 1964, and the final payment being due October 1, 1972.

The Escrow Fund now held by the First Federal Savings & LoanAssociation is to be transferred to the Grantee.

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