K 3704

20260

$7500.00

INSTALLMENT DEED

FROM M. H. Webb, et ux

TO James Benton, et ux

STATE OF TENNESSEE } day
DAVIDSON COUNTY } 20 1964
Received for record this 3rd day of April A.D. 1964
at 2:00 o'clock P.M.
Noted in Book 1769 Page 378
Recorded in Book Page
Recording Fee $ 2.25
Ben D. Tune, Register
By Deputy/Clerk
NASHVILLE, TENNESSEE

250

Installment Deed

FOR AND IN CONSIDERATION of the sum of ($7,500.00)

Seven thousand five hundred and No/100 ——— *Dollars,*

of which ($350.00) ———

Three hundred fifty and No/100 ——— *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder ($7,150.00)

Seven thousand one hundred fifty and No/100 ——— *Dollars,*

we, James Benton and wife, Gladys Benton *ha ve executed*
one subordinate lein note of even date herewith in the principal amount of $7,150.00 payable to M. H. Webb in monthly installments of $54.35 each. Interest at the rate of 6% per annum is included in the $54.35 monthly installments, and said installments are first to be applied to the interest with the remainder being applied to the principal. The first of these installments is to fall due on April 1, 1964, and on the 1st day of each succeeding month thereafter until this note is paid in full.

It is understood and agreed that the above described lien is inclusive of and subordinate to a prior lien secured by an instrument recorded in Book 1769, page 193, Register's Office for Davidson County, Tennessee, in the principal balance of $2,519.11. Said prior lien note is payable in monthly installments of $40.90, which includes both principal and interest. It is also understood and agreed that monthly payments on the prior lien note will be made by the Mortgage Holder out of the payments made on the note set up in this instrument.

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

we, M. H. Webb and wife, Ida Nell Webb

have this day bargained and sold, and do hereby transfer and convey unto the said

James Benton and wife, Gladys Benton

their *(successors), heirs and assigns,*

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

Being Lot No. 19 on the Plan of McNish's Subdivision of the J. W. McFerrin 6½ acre tract in East Nashville, as of record in Book 57, page 129, Register's Office for said County.

Said lot No. 19 fronts 50 feet on the westerly side of Hart Avenue and runs back between parallel lines 170 feet to an alley.

Being the same real property conveyed to M. H. Webb by deed from B. B. Tune, Trustee, dated January 2, 1964, filed January 13, 1964, and recorded in Book 3674, page 215, said Register's Office.

PG 518