BK 3707

22899

INSTALLMENT DEED

FROM
Mrs. Irene Philbin

TO
Jim Burton and wife,
Susie M. Burton

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.
REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day of APR A.D. 1964 at 8:41 o'clock A.M.
Noted in Book 108 Page 448
Recorded in Book Page
Recording Fee $ 2.50
By Register

INSTALLMENT DEED

For and in Consideration of the sum of

Four Thousand Nine Hundred Fifty and No/100 --------($4,950.00)-------- Dollars,

of which Three Hundred and No/100 ----------($300.00)---------- Dollars,

has been paid in cash by Jim Burton and wife, Susie M. Burton

the receipt of which is hereby acknowledged, and for the remainder Four Thousand Six

Hundred Fifty and No/100 ----------($4,650.00)---------- Dollars,

the said Jim Burton and wife, Susie M. Burton have

executed their joint promissory note of even date herewith payable to the order of Mrs. Irene Philbin in monthly installments as follows: On the 20 day of April, 1964, the sum of Forty Five and 38/100 ($45.38) dollars, and thereafter a like amount on the 20 day of each succeeding month thereafter, and the remaining balance of said principal sum on the 20 day of March, 1976. Said payments to be applied first to payment of interest at the rate of 6% per annum, 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, Mrs. Irene Philbin

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

Jim Burton and wife, Susie M. Burton, their heirs and assigns,

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

Land in Davidson County, Tennessee, being parts of Lots Nos. 419 and 420 in Maury & Claiborne's Addition to South Nashville, as of record in Book 21, pages 84 and 85, Register's Office for said County, described as follows:

Beginning on the northerly margin of Trimble Street 40 feet westerly from the westerly margin of Claiborne Street; thence with the northerly margin of Trimble Street, westwardly 43 feet, more or less to Wendell's southeast corner; thence northerly with his easterly line 85 feet to the line between Lots 416 and 417; thence with said line, eastwardly 43 feet, more or less, to the northwest corner of said Johnson lot; thence with the westerly line of said lot, southwardly 85 feet to the beginning.

Being the same property conveyed to Mrs. Irene Philbin, by deed from C. D. Berry, Substitute Trustee, of record in Book 3253, page 446, Register's Office for Davidson County, Tennessee.

There is to be added to each monthly installment the sum of $5.00 to be held in escrow by the holder of the note described herein, the taxes and insurance on said land to be paid from said escrow account.

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