NUMBER 58783. RECORDED JULY 30, 1956. STATE MUTUAL BUILDING & LOAN ASSOCIATION TO L. A. BOWMAN ET UX

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF THE SUM OF ($1,250.00) ONE THOUSAND TWO HUNDRED FIFTY DOLLARS

L. A. BOWMAN AND WIFE, JANIE BOWMAN, THEIR

($1,250.00) ONE THOUSAND TWO HUNDRED FIFTY DOLLARS

L. A. BOWMAN AND WIFE, JANIE BOWMAN, THEIR

TO MEET THE PAYMENTS AS THEY BECOME DUE.

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's fees, a lien is expressly retained on the land herein conveyed STATE MUTUAL BUILDING AND LOAN ASSOCIATION, A TENNESSEE CORPORATION.

have this day bargained and sold, and do hereby transfer and convey, unto the said L. A. BOWMAN AND WIFE, JANIE BOWMAN, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: CERTAIN REAL ESTATE LYING AND SITUATED IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS, TO-WIT:

THE WESTERLY 45 FEET OF THE NORTHERLY 81 FEET OF LOT NO. 47 ON THE JOHN R. HUDSON PLAN OF RECORD IN BOOK 21, PAGE 136, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT NO. 47 FRONTS 45 FEET ON THE SOUTHERLY SIDE OF JO JOHNSTON AVENUE, FORMERLY LINE STREET AND RUNS BACK BETWEEN PARALLEL LINES WITH THE EASTERLY MARGIN OF HUDSON STREET, 81 FEET TO THE NORTH LINE OF A PART OF SAID LOT BELONGING TO A. A. DOAK.

BEING THE SAME PROPERTY TRANSFERRED TO THE STATE MUTUAL BUILDING AND LOAN ASSOCIATION BY DEED OF A. J. LINX, SECRETARY-TRUSTEE, OF RECORD IN BOOK 950, PAGE 226, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

IN ADDITION TO THE AGREEMENT CONTAINED IN SAID NOTE, SAID GRANTEES ALSO AGREE TO PAY TO THE HOLDER OF SAID NOTE EACH MONTH ONE-TWELFTH OF THE ESTIMATED ANNUAL AGGREGATE OF STATE, COUNTY AND CITY TAXES AND PREMIUMS FOR FIRE AND WINDSTORM INSURANCE, WHICH THEY ARE REQUIRED TO PAY AS HEREIN OTHERWISE PROVIDED, AND THE HOLDER OF SAID NOTE AGREES TO HOLD SAID FUNDS SO PAID IN TRUST AND TO APPLY THE SAME TO THE PAYMENT OF TAXES AND INSURANCE AS THE SAME BECOME DUE; AND THE RIGHT OF THE HOLDER OF SAID NOTE TO DECLARE A DEFAULT AND FORECLOSE SHALL EQUALLY APPLY TO DEFAULTS IN THE PAYMENT OF TAXES AND INSURANCE PREMIUMS.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said L. A. BOWMAN AND WIFE, JANIE BOWMAN, THEIR heirs and assigns, forever, IT covenants that IT IS lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

IT further covenants and binds ITS SUCCESSORS ~~Xxx~~ Heirs and representatives, to warrant and forever defend the title to said real estate to said L. A. BOWMAN AND WIFE, JANIE, THEIR heirs and assigns, against the lawful claims of all persons.

And now, for the purpose of better and more effectually securing the payment of said lien notes and rendering unnecessary court proceedings for the enforcement of said lien in the event of the nonpayment of said notes as they mature as hereinafter provided, and for the consideration of One Dollar to US in hand paid WE, the said L. A. BOWMAN AND WIFE, JANIE BOWMAN

do hereby transfer and convey unto A. J. LINX, Trustee, his successors and assigns, the real estate herein before described, with the appurtenances, estate, title, and interest thereto belonging, for the purposes aforesaid only.