NUMBER 60243 RECORDED AUGUST 28, 1935. EULA MYRTLE STANFORD, TO FRANCIS R. RITCHISON.

# INSTALLMENT DEED

575

FOR AND IN CONSIDERATION of the sum of ($1900.00) NINETEEN HUNDRED AND 00/100 DOLLARS
of which --- DOLLARS has been paid in cash by
---- THE receipt of which is hereby acknowledged, and for the remainder
$1900.00 NINETEEN HUNDRED AND 00/100 DOLLARS
the said FRANCIS R.RITCHISON AND MABLE RITCHISON,

HAVE EXECUTED THIRTY-SIX PROMISORY LIEN NOTES FOR THE SUMS OF $25.00 (TWENTY-FIVE DOLLARS) EACH, AND ONE NOTE FOR THE SUM OF $1298.45 (TWELVE HUNDRED NINETY-EIGHT AND FORTY-FIVE CENTS). THE FIRST OF THE $25.00 NOTES FALLS DUE ON SEPT. 15, 1935 AND ONE THEREAFTER EACH THIRTY DAYS UNTIL ALL THIRTY-SIX HAVE BEEN PAID. THE LAST NOTE FOR $1298.45 FALLS DUE ON SEPT. 1, 1938.

all of said notes bearing six per cent interest from ~~date~~ MATURITY 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

EULA MYRTLE STANFORD,

have this day bargained and sold, and do hereby transfer and convey, unto the said FRANCIS R.RITCHISON AND WIFE, MABLE RITCHISON, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO.1 AND THE NORTHERLY 20 FEET OF LOT NO.2 IN R.D.STANFORD'S SUB-DIVISION ON LOT 16, SECTION 1, DABBS & ELLIOTT TRACT, A PLAN OF WHICH IS OF RECORD IN BOOK 708, PAGE 323, R.O.D.C.TENN.

SAID LOT NO.1 AND PART OF LOT NO.2 FRONTS TOGETHER 159.4 FEET ON OLD HICKORY BLVD. AND RUNS BACK ON THE NORTHERLY LINE AND PARALLEL WITH THE SOUTHERLY MARGIN OF PITTS AVENUE 234.1 FEET TO THE WESTERLY MARGIN OF LOT NO.4. THE SOUTHERLY MARGIN OF SAID LOT EXTENDS BACK ALONG THE NORTHERLY MARGIN OF LOT NO.2, APPROXIMATELY 200 FEET TO THE WESTERLY BOUNDARY OF LOT NO.4 AND SHOWS A WIDTH OF 118.3 FEET IN THE REAR, AND BEING PART OF THE SAME PROPERTY CONVEYED TO EULA MYRTLE STANFORD BY DEED OF RECORD IN BOOK ___, PAGE ___, R.O.D.C.TENN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said
FRANCIS R.RITCHISON AND WIFE, MABLE RITCHISON, -- heirs and assigns, forever,
WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

WE further covenant and bind

OURSELVES, OUR, heirs and representatives, to warrant and forever defend the title to said real estate to said FRANCIS R. RITCHISON AND WIFE, MABLE RITCHISON, 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 FRANCIS R.RITCHISON AND WIFE, MABLE RITCHISON,

do hereby transfer and convey unto R.D.STANFORD, JR., , 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.