NUMBER 61923 RECORDED OCT. 3RD, 1935, UNITED REALTY COMPANY TO MRS. ELEANOR AVENT BRADFORD
A.B. BENSON BELLEMEADE.

INSTALLMENT DEED

975

FOR AND IN CONSIDERATION of the sum of ($32.820.70) THIRTY TWO THOUSAND EIGHT HUNDRED TWENTY AND 70/1000 DOLLARS of which SIX THOUSAND AND NO/100 ($6000.00) DOLLARS has been paid in cash by ELEANOR AVENT BRADFORD, , receipt of which is hereby acknowledged, and for the remainder ($26.820.70) TWENTY SIX THOUSAND EIGHT HUNDRED TWENTY AND 70/100 DOLLARS the said ELEANOR AVENT BRADFORD AND HUSBAND J. C. BRADFORD, HAVE EXECUTED THEIR FIVE PRINCIPAL NOTES OF EVEN DATE HEREWITH PAYABLE TO THE UNITED REALTY COMPANY AS FOLLOWS: 4 NOTES OF $2000.00 EACH DUE ON OCTOBER 1, 1936, 1937, 1938 AND 1939 RESPECTIVELY AND ONE NOTE OF $18,820. 70 DUE ON OCTOBER 1, 1940. ALL OF SAID NOTES BEARING INTEREST AT THE RATE OF FIVE PERCENT PER ANNUM FROM OCTOBER 1, 1935, AND PAYABLE SEMI- ANNUALLY ON APRIL 1ST AND OCTOBER 1,ST ACCORDING TO THE TENOR OF INTEREST COUPONS THERETO ATTACHED

Asst. Secty.

~~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 UNITED REALTY COMPANY A TENNESSEE CORPORATION WITH ITS PRINCIPAL OFFICE IN THE CITY OF NASHVILLE STATE OF TENNESSEE HAS ~~have~~ this day bargained and sold, and do hereby transfer and convey, unto the said MRS. ELEANOR AVENT BRADFORD HER HEIRS AND ASSIGNS, FOREVER, FOR HER SOLE AND SEPARATE USE FREE FROM THE DEBTS CONTRACTS CONTROL AND ALL MARTIAL RIGHTS OF HER PRESENT HUSBAND OR ANY FUTURE HUSBAND ~~heirs and assigns~~, certain real estate in Davidson County, Tennessee, as follows:

BEING THE NORTHERLY 265 FEET OF LOT NO. 40 ON THE PLAN OF THE FIRST BELEEMEADE SUBDIVISION AS OF RECORD IN BOOK 332, PAGE 88, AND 89 REGISTER'S OFFICE OF DAVIDSON COUNTY TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER OF LOTS NOS. 40 AND 41 IN THE CENTER OF BELLEMEADE BOULEVARD FORMERLY THE EASTERLY MARGIN OF A PRIVATE ROAD, THENCE WITH THE LINE BETWEEN SAID TWO LOTS EASTERLY 550 FEET, MORE OR LESS, TO THE CORNER OF LOTS NOS. 38 39, 40 AND 41, THENCE WITH THE LINE BETWEEN LOTS NOS. 39 AND 40 SOUTHERLY 265 FEET THENCE WESTERLY PARALLEL ~~with~~ with THE NORTHERLY LINE OF SAID LOT 650 FEET, MORE OR LESS, TO THE CENTER OF SAID BOULEVARD THENCE WITH THE CENTER OF SAID BOULEVARD NORTHERLY 265 FEET TO THE BEGINNING BEING THE SAME PROPERTY CONVEYED TO UNITED REALTY COMPANY BY TRUSTEE'S DEED FROM CHARLES NELSON SUBSTITUTE TRUSTEE AND RECORDED IN BOOK 288 ~~290~~ PAGE 138, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said MRS. ELEANOR AVENT BRADFORD HER HEIRS AND ASSIGNS FOREVER FOR HER SOLE AND SEPARATE USE FREE FROM THE DEBTS CONTRACTS CONTROL AND ALL MARTIAL RIGHTS OF HER ~~heirs and assigns~~, forever, PRESENT OR ANY FUTURE HUSBAND. IT covenant 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. EXCEPT STATE AND COUNTY AND CITY TAXES FOR THE YEAR 1935, WHICH WILL BE PAID BY THE GRANTEE.

IT DOES further covenant and bind

ITSELF ITS SUCCESSORS AND ASSIGNS, ~~heirs and representatives~~, to warrant and forever defend the title to said real estate to said MRS. ELEANOR AVENT BRADFORD HER, 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 IT in hand paid WE , the said ELEANOR AVENT BRADFORD AND HUSBAND J.C. BRADFORD,

do hereby transfer and convey unto CHARLES NELSON , 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.