WITNESS MY HAND AND SEAL AT OFFICE AT MEMPHIS, THIS 15TH DAY OF APRIL, 1936.

(SEAL) MARY F.NEWMAN,
NOTARY PUBLIC.

MY COM.EX. JULY 16TH, 1939.

RECD APRIL 23, 1936 AT 3:15 P M

.....

NUMBER 70217 RECORDED APRIL 24, 1936.

W.H.COX, JR., ET.AL: TRS,,
TO DEED
R.L.CALLIS.

INSTALLMENT DEED.

WHEREAS, BY DEED OF RECORDED IN BOOK 986, PAGE 601, IN THE REGISTERS' OFFICE FOR DAVIDSON COUNTY,TENNESSEE, C.D.RIPPY, TRUSTEE, CONVEYED TO COMMERCE UNION BANK, AND W.H.COX,JR., TRUSTEES, WITH THE FULL POWER TO SELL AND CONVEY OR OTHERWISE DISPOSE OF SAME WITHOUT THE JOINDER OF ANY BENEFICIARY, THEIR SUCCESSORS AND ASSIGNS, THE REAL ESTATE HEREINAFTER DESCRIBED.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM OF SIXTEEN HUNDRED AND FIFTY ($1650.00) DOLLARS, OF WHICH TWO HUNDRED ($200.00) DOLLARS, HAS BEEN PAID IN CASH BY R.L.CALLIS AND WIFE, MANTIE CALLIS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER OF FOURTEEN HUNDRED AND FIFTY ($1450.00) DOLLARS, THE SAID R.L.CALLIS AND WIFE, MANTIE CALLIS, HAVE ASSUMED THE PAYMENT OF A NOTE FOR ONE THOUSAND ($1000.00) DOLLARS, DATED DECEMBER 15, 1932, DUE IN THREE YEARS WITH INTEREST FROM DATE AT THE RATE OF 6% PER ANNUM PAYABLE SEMI ANNUALLY, EXECUTED BY C.W.FORD AND WIFE, AND SECURED BY DEED OF TRUST EXECUTED BY THE SAID C.W.FORD AND WIFE, TO THOMAS H.WARREN, TRUSTEE OF RECORD IN BOOK 771, PAGE 459, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY,TENNESSEE, WHICH NOTE HAS BEEN REDUCED BY CREDIT TO THE SUM OF $800.00 AND HAS BEEN EXTENDED TO MATURE ON JUNE 15, 1939; AND HAVE EXECUTED THEIR FORTY-SIX PROMISSORY NOTES THE FIRST FORTY-FIVE OF WHICH ARE FOR THE PRINCIPAL SUM OF $14.00 AND THE FORTY-SIXTH AND LAST NOTE IS FOR THE PRINCIPAL SUM OF $20.00, SAID SERIES OF FORTY-SIX NOTES HAVING INTEREST ON THE ENTIRE SERIES COMPUTED AND ADDED INTO THE FACE OF EACH NOTE, MAKING THE FIRST NOTE FOR $17.25, AND EACH SUCCEEDING NOTE FOR AN AMOUNT SEVEN CENTS LESS THAN THE PRECEDING ONE; ALL OF SAID NOTES BEING OF EVEN DATE HEREWITH, AND MATURING, ONE ON MAY 15, 1936, AND ONE ON THE 15TH., DAY OF EACH SUCCEEDING MONTH THEREAFTER, RESPECTIVELY UNTIL ALL HAVE MATURED, AND BEARING INTEREST FROM MATURITY AT THE RATE OF SIX PER CENT PER ANNUM, SAID NOTES BEING PAYABLE TO THE ORDER OF "OURSELVES" AND ENDORSED BY THE SAID R.L. CALLIS AND WIFE, MANTIE CALLIS, FOR THE PURPOSE OF NEGOTIATION, AND PROVIDING FOR THE PAYMENT OF ATTORNEY'S FEES AND ALL COSTS OF COLLECTION AND TO SECURE THE PAYMENT OF SAID NOTES, PRINCIPAL AND INTEREST, ATTORNEY FEES AND ALL COSTS OF COLLECTION, A LIEN IS EXPRESSLY RETAINED ON THE REAL ESTATE HEREIN CONVEYED;

I declare that I am the true and lawful holder of the note secured by the instrument within recorded, and hereby authorize the satisfaction thereof and discharge of the lien to secure the same in full. This 1st day of June 1940
Attest: [illegible]
COMMERCE UNION BANK

THE COMMERCE UNION BANK AND W.H.COX,JR., TRUSTEES AND AFORESAID, PURSUANT TO THE POWER AND AUTHORITY GRANTED IN SAID DEED FROM C.D. RIPPY, TRUSTEE, HAVE THIS DAY BARGAINED AND SOLD, AND DO HEREBY TRANSFER AND CONVEY UNTO THE SAID R.L.CALLIS, AND WIFE, MANTIE CALLIS, THEIR HEIRS AND ASSIGNS, CERTAIN REAL ESTATE IN DAVIDSON COUNTY,TENNESSEE, AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY,TENNESSEE, BEING LOT NO.13 ON THE MAP OF THE BENEDICT LAND COMPANY'S SUBDIVISION OF THE LINDSLEY TRACT, AS OF RECORD IN BOOK 332, PAGE 40, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO.13 FRONTS 50 FEET ON THE EASTERLY SIDE OF NORTH SECOND STREET AND RUNS BACK BETWEEN PARALLEL LINES AND WITH THE SOUTHERLY MARGIN OF VAUGHAN STREET 181 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO COMMERCE UNION BANK BY DEED FROM C.D. RIPPY, TRUSTEE, OF RECORD IN BOOK 986, PAGE 601, SAID REGISTERS OFFICE.

THE PURCHASERS ASSUME AND AGREE TO PAY ALL TAXES FOR THE YEAR 1936.

TO HAVE AND TO HOLD SAID REAL ESTATE, WITH THE APPURTENANCES, ESTATE, TITLE, AND INTEREST THERETO BELONGING, TO THE SAID R.L.CALLIS AND WIFE, MANTIE CALLIS, THEIR HEIRS AND ASSIGNS, FOREVER.

THE SAID COMMERCE UNION BANK AND W.H.COX,JR., TRUSTEES AS AFORESAID, HEREBY TRANSFER AND CONVEY UNTO THE SAID R.L.CALLIS AND WIFE, MANTIE CALLIS, THEIR HEIRS AND ASSIGNS, ALL THE RIGHTS AND BENEFITS OF THE COVENANTS AND WARRANTIES TO SAID TRUSTEES CONTAINED IN THE DEED FROM C.D.RIPPY, TRUSTEE, IN AS FULL AND AMPLE A MANNER AS UNDER IT SAID TRUSTEES CAN OR SHOULD DO, BUT THIS CONVEYANCE IS MADE AS TRUSTEES AND NOT OTHERWISE.

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 NON-PAYMENT OF SAID NOTES, AS THEY MATURE, AS HEREINAFTER PROVIDED, AND FOR THE CONSIDERATION OF ONE DOLLAR TO US IN HAND PAID, WE, THE SAID R.L.CALLIS AND WIFE, MANTIE CALLIS, DO HEREBY TRANSFER AND CONVEY UNTO CHAS.F. LOVELL, TRUSTEE, HIS SUCCESSORS AND ASSIGNS, THE REAL ESTATE HEREINBEFORE DESCRIBED, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING, FOR THE PURPOSES AFORESAID, ONLY.

WE, THE SAID R.L.CALLIS AND WIFE, MANTIE CALLIS, DO HEREBY AGREE TO KEEP ALL BUILDINGS NOW ON, OR TO BE HEREAFTER ERECTED ON SAID PROPERTY, INSURED IN SOME RELIABLE FIRE INSURANCE COMPANY, OR COMPANIES FOR AT LEAST THE SUM OF $1500.00 FIRE AND TORNADO UNTIL THE NOTES HEREIN SECURED ARE FULLY PAID AND TO HAVE THE LOSS, IF ANY, MADE PAYABLE ON THE POLICY OR POLICIES TO SAID TRUSTEE FOR THE BENEFIT OF THE LAWFUL OWNER AND HOLDER OF SAID NOTES, AS HIS INTEREST MAY APPEAR.

WE FURTHER AGREE TO KEEP THE IMPROVEMENTS ON SAID PROPERTY IN GOOD REPAIR AND PRESERVATION, AND TO PAY ALL TAXES AND ASSESSMENTS, THEREON, AND TO PAY THEM WHEN DUE; AND IN CASE WE FAIL TO DO EITHER, THEN THE SAID TRUSTEE, OR THE LAWFUL OWNER AND HOLDER OF SAID NOTES, OR ANY OF THEM, MAY DO ANY OR ALL OF THESE THINGS, AND CHARGE AND TREAT THE SUM OR SUMS SO EXPENDED AS PART OF THE INDEBTEDNESS SECURED THEREIN, THE SAME TO BEAR INTEREST FROM THE DATE