NUMBER 73737 RECORDED JULY 8TH, 1936. ALMINA K. DEWOLFE TR. ET AL. TO JOHN S. TRAMILL ET UX. 86

24008 MARSHALL & BRUCE CO. NASHVILLE

INSTALLMENT DEED

1006

FOR AND IN CONSIDERATION of the sum of TWENTY TWO HUNDRED FIFTY AND NO/100 ($2250.00) DOLLARS

of which FIFTEEN HUNDRED AND NO/100 ($1500.00) DOLLARS has been paid in cash by JOHN S. TRAMILL AND WIFE RUBY G. TRAMILL, the receipt of which is hereby acknowledged, and for the remainder SEVEN HUNDRED FIFTY AND NO/100 ($750.00) DOLLARS

the said JOHN S. TRAMILL AND WIFE RUBY G. TRAMILL HAVE THIS THE 1ST DAY OF JULY 193[illegible] EXECUTED THEIR 34 MONTHLY PROMISSORY NOTES THE FIRST ~~DAY OF JULY 1936, EXECUTED THE~~ 33 BEING IN THE AMOUNT OF $22.50 EACH AND THE 34TH NOTE BEING IN THE AMOUNT OF $7.50 FIRST NOTE OF SAID NOTES BEING DUE AND PAYABLE ON OR BEFORE THE 1ST DAY OF AUGUST 1936, AND ONE ON OR BEFORE THE SAME DAY OF EACH SUCCEEDING MONTH THEREAFTER UNTIL ALL OF SAID NOTES HAVE BEEN PAID IN FULL.

I declare that I am the true and lawful holder of the claim secured by the within mortgage, and hereby acknowledge the same satisfied in full. This [illegible] day of [illegible]

Attest: [illegible] Deputy Register

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 I, ALMINA K DEWOLFE TRUSTEE AND ALMINA K. DEWOLFE A WIDOW HAS

have this day bargained and sold, and do hereby transfer and convey, unto the said JOHN S. TRAMILL AND WIFE RUBY G. TRAMILL HER heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: BEING LOTS NOS. 165 AND 166, ON THE PLAT OF THE HIGHLAND LAND COMPANY'S SUBDIVISION AS OF RECORD IN BOOK 421, PAGE 14, REGISTER'S OFFICE FOR SAID STATE AND COUNTY. SAID LOTS NOS. 165 AND 166 FRONT 25 FEET EACH ON THE WESTERLY SIDE OF STAINBACK AVENUE AND RUN BACK BETWEEN PARALLEL LINES 175 FEET TO AN ALLEY.
BEING THE SAME PROPERTY CONVEYED TO ALMINA K. DEWOLFE TRUSTEE WITH FULL POWER TO SELL MORTGAGE OR OTHERWISE CONVEY WITHOUT THE CONSENT OF ANY BENEFICIARY BY DEED FROM J.S. WILES AND WIFE GERTRUDE C. WILES, WHICH DEED IS OF RECORD IN BOOK 982, PAGE 378 IN SAID REGISTER'S OFFICE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said JOHN S. TRAMILL AND WIFE RUBY G. TRAMILL THEIR, heirs and assigns, forever, I DO covenant that I AM lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.
EXCEPT FOR THE 1936 TAXES WHICH THE SAID GRANTEE ASSUMES AND AGREES TO PAY.
I, further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said real estate to said JOHN S. TRAMILL AND WIFE RUBY G. TRAMILL 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 JOHN S. TRAMILL AND EIFE RUBY G. TRAMILL do hereby transfer and convey unto VIRGID R. HALL, 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.