NUMBER 48338 RECORDED OCT. 30TH, 1940 GEORGE PEABODY COLLEGE FOR TEACHERS A CORPORATION

TO WILLIAM CLARENCE FERGUSON AND WIFE

INSTALLMENT DEED

1045

FOR AND IN CONSIDERATION of the sum of ($7,950.00) SEVEN THOUSAND NINE HUNDRED FIFTY AND NO/100 DOLLARS

of which ONE THOUSAND AND NO/100 ($1,000.00) WHEELER FERGUSON DOLLARS has been paid in cash by WILLIAM CLARENCE FERGUSON AND WIFE CORA WHEELER, the receipt of which is hereby acknowledged, and for the remainder ($6,950.00) SIX THOUSAND NINE HUNDRED FIFTY AND NO/100 DOLLARS

the said WILLIAM CLARENCE FERGUSON AND WIFE CORA WHEELER FERGUSON HAVE EXECUTED THEIR ONE (1) NOTE BEARING EVEN DATE HEREWITH PAYABLE TO THE ORDER OF GEORGE PEABODY COLLEGE FOR TEACHERS, IN THE AMOUNT OF SIX THOUSAND NINE HUNDRED FIFTY AND NO/100 ($6,950.00) DOLLARS, PAYABLE IN ONE HUNDRED EIGHTY (180) MONTHLY INSTALLMENTS OF FIFTY FOUR AND 98/100 ($54.98) DOLLARS EACH , EACH OF SAID INSTALLMENTS INCLUDING PRINCIPAL AND INTEREST AT FIVE PER CENT. THE FIRST INSTALLMENT OF WHICH IS DUE ON THE 23RD DAY OF NOVEMBER 1940 AND THE OTHERS DUE MONTHLY THEREAFTER RESPECTIVELY.

NASHVILLE TRUST CO.
BY
ASST. SECY.

SAID $6,950.00 note FROM MATURITY 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 GEORGE PEABODY COLLEGE FOR TEACHERS, A CORPORATION

HAS ~~have~~ this day bargained and sold, and do ~~hereby~~ transfer and convey, unto the said WILLIAM CLARENCE FERGUSON AND WIFE CORA WHEELER FERGUSON THEIR, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING PART OF LOT NO.5 ON THE PLAN OF THE SUBDIVISION OF LOTS NOS. 11 AND 46 AND PARTS OF LOTS NOS. 10 44B, 45 AND 47 IN BELLE MEADE PLAN NO.2, AS OF RECORD IN BOOK 421, PAGE 55, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF IROQUOIS PLACE AND JACKSON BOULEVARD, THENCE WITH THE SOUTHERLY MARGIN OF SAID PLACE WESTWARDLY 140 FEET TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO DONALD M. STREET, AND WIFE BY DEED FROM NEW YORK LIFE INSURANCE COMPANY OF RECORD IN BOOK 881, PAGE 210 SAID REGISTER'S OFFICE THENCE WITH STREET'S EASTERLY LINE SOUTHWARDLY 175 FEET TO THE NORTHERLY LINE OF THE PROPERTY CONVEYED TO WINIFRED F. HAGERTY BY DEED FROM SUBURBAN PROPERTY COMPANY OF RECORD IN BOOK 950 PAGE 316, SAID REGISTER'S OFFICE THENCE WITH HAGERTY'S NORTHERLY LINE EASTWARDLY 140 FEET , MORE OR LESS TO THE WESTERLY MARGIN OF SAID BOULEVARD ; THENCE WITH SAID NOULEVARD NORTHWARDLY 175 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GEORGE PEABODY COLLEGE FOR TEACHERS BY DEED FROM BRADLEY WALKER , TRUSTEE OF RECORD IN BOOK 1118 PAGE 221, SAID REGISTER'S OFFICE.

TAXES FOR THE YEAR 1940 ON THE HEREIN DESCRIBED PROPERTY PRO RATED AS OF EVEN DATE HEREWITH BY AND BETWEEN THE GRANTOR AND GRANTEES, AND ASSUMED BY THE GRANTEES.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said WILLIAM CLARENCE FERGUSON AND WIFE CORA WHEELER FERGUSON THEIR heirs and assigns, forever, GEORGE PEABODY COLLEGE FOR TEACHERS A CORPORATION 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.

GEORGE PEABODY COLLEGE FOR TEACHERS, A CORPORATION further covenant and bind ITSELF ITS SUCCESSORS, ~~heirs~~ and representatives, to warrant and forever defend the title to said real estate to said WILLIAM CLARENCE FERGUSON AND WIFE CORA WHEELER GERGUSON 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 - in hand paid US , the said WILLIAM CLARENCE FERGUSON AND WIFE CORA WHEELER GERGUSON do hereby transfer and convey unto WILLIAM HUME , 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.