NUMBER 33703
THE GUARANTY TITLE COMPANY

RECORDED SEPTEMBER 4, 1945
TO LILLIAN A MARTIN, A SINGLE WOMAN

INSTALLMENT DEED

1945

FOR AND IN CONSIDERATION of the sum of($75,000.00)SEVENTY-FIVE THOUSAND AND NO/100 - - DOLLARS of which THRITY FIVE THOUSAND AND NO/100 - - - - - - - - - DOLLARS has been paid in cash by LILLIAM A MARTIN, A SINGLE WOMAN , the receipt of which is hereby acknowledged, and for the remainder ($40,000.00) FORTY THOUSAND AND NO/100 - DOLLARS the said LILLIAN A MARTIN, A SINGLE WOMAN HAS EXECUTED HER PROMISSORY NOTE IN THE SUM OF FORTY THOUSAND AND NO/100 ($40,000.00) DOLLARS OF EVEN DATE HEREWITH, AND PAYABLE IN 120 MONTHLY INSTALLMENTS OF FOUR HUNDRED FIVE AND NO/100 ($405.00) DOLLARS EACH, WHICH INCLUDE PRINCIPAL AND INTEREST AT THE RATE OF FOUR PER CENT, THE FIRST INSTALLMENT FALLING DUE ON OCTOBER 1, 1945, AND CONTINUING MONTHLY THEREAFTER, UP TO AND INCLUDING SEPTEMBER 1, 1955, AND THE PRIVILEGE IS RESERVED BY THE MAKER TO PAY PART OR ALL OS SAID NOTE ON ANY INTEREST PAYING DATE.

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 1 day of Sept 1955

Witness E. J. Wilson Jr
DEPUTY REGISTER

Guaranty Title Co
By E B Patton Pres

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

THE GUARANTY TITLE 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 LILLIAN A MARTIN, A SINGLE WOMAN, HER heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 23 ON THE PLAN OF SOUTHFIELD, AS OF RECORD IN BOOK "N" PAGE 459, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF 9TH AVENUE SOUTH, FORMERLY VAUXHALL STREET, AND MCGAVOCK STREET; THENCE WITH THE WESTERLY MARGIN OF 9TH AVENUE SOUTH, SOUTHWARDLY 160 1/2 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO H. H. CAMPBELL BY DEED FROM JAMES DODSON BARBEE ET AL. OF RECORD IN BOOK 600, PAGE 549, SAID REGISTER'S OFFICE; THENCE WITH THE NORTHERLY LINE OF SAID CAMPBELL PROPERTY, WESTWARDLY 173 FEET, MORE OR LESS TO THE EASTERLY MARGIN OF 10TH AVENUE SOUTH; THENCE WITH SAID AVENUE, NORTHWARDLY 160 1/2 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF MCGAVOCK STREET; THENCE WITH SAID STREET, EASTWARDLY 173 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THE GUARANTY TITLE COMPANY BY DEED FROM UNITED REALTY COMPANY, OF RECORD IN BOOK 1151, PAGE 411, SAID REGISTER'S OFFICE.

THE GUARANTY TITLE COMPANY WARRANT THAT THIS PROPERTY IS CLEAR AND UNENCUMBERED, EXCEPT THE STATE AND COUNTY AND CITY TAXES FOR THE YEAR 1945, WHICH ARE PRO RATED AND ASSUMED BY THE GRANTEE HEREIN, LILLIAN A MARTIN, AND A LEASE TO THE UNITED STATES OF AMERICA AS OF RECORD IN BOOK 1065, PAGE 446, WHICH LEASE IS ASSIGNED TO LILLIAN A MARTIN, AS OF SEPTEMBER 1, 1945.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said LILLIAN A MARTIN, A SINGLE WOMAN, HER heirs and assigns, forever, 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.

IT 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 LILLIAN A MARTIN, A SINGLE WOMAN, 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 I , the said LILLIAN A MARTIN, A SINGLE WOMAN do hereby transfer and convey unto ALBERT H THOMAS , 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.