C. R. BRADFORD (L.S.)

LORRAINE BRADFORD (L. S.)

STATE OF ALABAMA)SS
COUNTY OF TALLADEGA)

ON THIS THE 3RD DAY OF AUGUST, 1942, BEGINNING BEFORE ME, NEAL A. ARNOLD, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED C. R. BRADFORD AND LORRAINE BRADFORD, HIS WIFE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

(SEAL) NEAL A. ARNOLD
NOTARY PUBLIC

MY COMMISSION EXPIRES-
MARCH 6, 1943

U.S.R.S. $0.~~55~~ 5~~5~~0

REC AUG. 21, 1942 at 2.53 Pm

LP

NUMBER 84857

RECORDED AUGUST 24, 1942.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE,

TO INSTALLMENT DEED

RAYMOND H.CLAXTON, ET UX.

FOR AND IN CONSIDERATION OF THE SUM OF TWENTY-FIVE HUNDRED AND NO/100 ($2500.00) DOLLARS, OF WHICH THREE HUNDRED TWENTY AND NO/100 ($320.00) DOLLARS, HAS BEEN PAID IN CASH BY RAYMOND H.CLAXTON AND WIFE, MARY CLAXTON, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER TWENTY-ONE HUNDRED EIGHTY AND NO/100 ($2180.00) DOLLARS, THE SAID RAYMOND H.CLAXTON AND WIFE, MARY CLAXTON HAVE EXECUTED THEIR NOTE IN THE SUM OF $2180.00, PAYABLE IN MONTHLY INSTALLMENTS OF $25.00 PER MONTH, THE FIRST INSTALLMENT BEING DUE AND PAYABLE ON SEPTEMBER 1, 1942, AND A LIKE AND SIMILAR PAYMENT ON THE 1ST DAY OF EACH SUCCEEDING MONTH. SAID PAYMENTS ARE TO BE APPLIED TO PRINCIPAL AND INTEREST, AND INTEREST IS TO BE CHARGED ONLY ON THE UNPAID MONTHLY BALANCE; HOWEVER, INTEREST HAS BEEN PAID ON THE OBLIGATION TO SEPTEMBER 1, 1942. EXTRA PAYMENTS MAY BE MADE AT ANY TIME AND INTEREST WILL BE CHARGED ONLY ON THE UNPAID MONTHLY BALANCE.

SAID NOTE BEARS SIX PER CENT INTEREST FROM DATE, AND PROVIDES FOR THE PAYMENT OF ATTORNEY'S FEES, AND TO SECURE THE PAYMENT OF SAID NOTE, PRINCIPAL, AND INTEREST, AND ATTORNEY FEES, A LIEN IS EXPRESSLY RETAINED ON THE LAND HEREIN CONVEYED. SAID FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, A SAVINGS AND LOAN ASSOCIATION CHARTERED UNDER THE LAWS OF THE UNITED STATES, HAS THIS DAY BARGAINED AND SOLD, AND DOES HEREBY TRANSFER AND CONVEY UNTO THE SAID RAYMOND H.CLAXTON AND WIFE, MARY CLAXTON, _____ HEIRS AND ASSIGNS, CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEING LOT NO.65 ON THE MAP SHOWING THE RESUBDIVISION OF THE HUGHES RESIDENCE LOT AND THE RESUBDIVISION OF CERTAIN LOTS IN EDENWOLD PARK, OF RECORD OF RECORD IN BOOK 421, PAGE 153, REGISTERS OFFICE FOR SAID COUNTY, WHICH IS A RESUBDIVISION OF CERTAIN LOTS ON THE ORIGINAL PLAN OF EDENWOLD PARK AND THE HUGHES RESIDENCE LOT AS SHOWN ON THE REVISED AND CORRECTED PLAN OF EDGENWOLD PARK, OF RECORD IN BOOK 322, PAGE 29, SAID REGISTERS OFFICE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF CALDWELL, FORMERLY MARSHALL AVENUE, THE COMMON CORNER OF LOTS NOS. 65 AND 66; THENCE WITH THE LINE BETWEEN SAID LOTS WESTERLY 198 FEET TO A POINT AT A TURN IN SAID LOT, CONTINUING WITH THE LINE BETWEEN SAID LOTS AND WESTERLY 61.2 FEET TO AN ALLEY; THENCE WITH THE MARGIN OF SAID ALLEY SOUTHERLY 50 FEET TO A POINT, THE COMMON CORNER OF LOTS NOS. 65 AND "A" ON THE PLAN OF RECORD IN BOOK 421, PAGE 153, SAID REGISTERS OFFICE, AFORESAID; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTHEASTERLY 72 FEET TO A POINT AT A TURN IN SAID LINE, AND CONTINUING WITH SAID LINE EASTERLY 208 FEET TO THE WESTERLY MARGIN OF CALDWELL AVENUE; THENCE WITH THE LINE OF THE SAME NORTH 50 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO THE FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, BY DEED FROM NASHVILLE BUILDING AND LOAN ASSOCIATION, OF RECORD IN BOOK 1207, PAGE 554, SAID REGISTERS OFFICE.

INCLUDING ALSO ALL HEATING, PLUMBING AND LIGHTING FIXTURES, DOOR AND WINDOW SCREENS, SHADES AND EQUIPMENT NOW OR HEREAFTER ATTACHED TO OR USED IN CONNECTION WITH THE REAL ESTATE HEREIN DESCRIBED.

TO HAVE AND TO HOLD SAID REAL ESTATE WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID RAYMOND H.CLAXTON AND WIFE, MARY CLAXTON, THEIR HEIRS AND ASSIGNS, FOREVER. SAID FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE WARRANTS THAT IT HAS NOT DONE OR SUFFERED ANYTHING TO BE DONE BY ANY PERSON CLAIMING BY, THROUGH OR UNDER IT, WHEREBY SAID REAL ESTATE HAS BEEN ENCUMBERED IN ANY WAY; BUT IT DOES NOT WARRANT FURTHER OR OTHERWISE. THE PROPERTY IS ENCUMBERED BY UNENCUMBERED

SAID FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE COVENANTS AND BINDS ITSELF, ITS SUCCESSORS AND ASSIGNS, TO WARRANT AND FOREVER DEFEND THE TITLE AS HEREIN CONVEYED AND WARRANTED, TO SAID REAL ESTATE TO THE SAID RAYMOND H.CLAXTON AND WIFE, MARY CLAXTON, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

AND NOW, FOR THE PURPOSE OF BETTER AND MORE EFFECTUALLY SECURING THE PAYMENT OF SAID LIEN NOTE, AND RENDERING UNNECESSARY COURT PROCEEDINGS FOR THE ENFORCEMENT OF SAID LIEN IN THE EVENT OF THE NON-PAYMENT OF SAID NOTE OR ANY INSTALLMENT DUE THEREUNDER AS THEY MATURE, AS HEREIN PROVIDED, AND FOR THE CONSIDERATION OF ONE DOLLAR, TO US IN HAND PAID, WE, THE SAID RAYMOND H.CLAXTON AND WIFE, MARY CLAXTON, DO HEREBY TRANSFER AND CONVEY UNTO JAY G.STEPHENSON, 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 RAYMOND H. CLAXTON AND WIFE, MARY CLAXTON DO HEREBY AGREE TO KEEP ALL THE BUILDINGS NOW ON, OR TO BE HEREAFTER ERECTED ON SAID PROPERTY, INSURED AGAINST HAZARDS OF FIRE AND WINSTORM IN SOME RELIABLE INSURANCE COMPANY OR COMPANIES FOR AT LEAST THE SUM OF $2500.00 UNTIL THE NOTE HEREIN SECURED IS 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 NOTE, AS ITS OR HIS INTEREST MAY APPEAR.

IN ADDITION TO THE INSTALLMENTS TO BE PAID UPON SAID NOTE, APPLICABLE TO PRINCIPAL AND INTEREST, WE THE SAID RAYMOND H. CLAXTON AND WIFE, MARY CLAXTON ALSO AGREE TO PAY