NUMBER 18000
MARGUERITE JEAN BRECKENRIDGE

RECORDED DEC. 21, 1944.
TO RUTH H.MOCKER.

INSTALLMENT DEED

Book No. 1307

FOR AND IN CONSIDERATION of the sum of ($3250.00) THIRTY-TWO HUNDRED FIFTY AND NO/100- -DOLLARS

of which ($900.00) NINE HUNDRED AND NO/100 - - - - - - - - - - DOLLARS has been paid in cash by

RUTH H.MOCKER - - - - - - , the receipt of which is hereby acknowledged, and for the remainder

($2350.00) TWENTY-THREE HUNDRED FITY AND NO/100 - - - - - - - - - - - - - - - DOLLARS

the said RUTH H.MOCKER AND HUSBAND, FRANK H.MOCKER - - - - - - - -

HAVE THIS DATE EXECUTED AND DELIVERED THEIR SEVENTY-TWO (72) LIEN JOINT PROMISSORY NOTES OF EVEN DATE FOR THE PRINCIPAL SUM OF $2350.00 PAYABLE TO THE ORDER OF MARGUERITE JEAN BRECKENRIDGE, SAID NOTES BEING IN THE SUM OF $38.95 EACH, WHICH SUM OF $38.95 INCLUDES PRINCIPAL AND INTEREST AT THE RATE OF SIX PER CENT (6%) PER ANNUM, THE FIRST ONE OF THE SAID SERIES OF SEVENTY-TWO (72) NOTES BECOMING DUE AND PAYABLE ON THE 15TH DAY OF JANUARY, 1945 AND ONE BECOMING DUE AND PAYABLE ON THE 15TH DAY OF EACH SUCCEEDING MONTH THEREAFTER UNTIL THE ENTIRE SERIES OF SEVENTY-TWO (72) NOTES ABOVE REFERRED TO HAVE BEEN PAID, - - - -

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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, MARGUERITE JEAN BRECKENRIDGE, UNMARRIED - - - - - -

have this day bargained and sold, and do hereby transfer and convey, unto the said

RUTH H.MOCKER, HER - - - - - -

heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING THE NORTH 60 FEET OF LOT NO.72 ON THE MAP OF BRANSFORD REALTY COMPANY'S WESTMORELAND PLACE, OF RECORD IN BOOK 421, PAGE 16, REGISTERS OFFICE FOR SAID COUNTY.

BEING PART OF LOT NO.72 FRONTS 60 FEET ON THE WEST SIDE OF 28TH AVENUE SOUTH OR NACHEZ TRACE AND RUNS BACK BETWEEN PARALLEL LINES 210 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MARGUERITE JEAN BRECKENRIDGE BY DEED FROM MARY BETTIE ARMSTRONG AND HUSBAND, OF RECORD IN BOOK 1199, PAGE 338, SAID REGISTERS OFFICE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said RUTH H.MOCKER, HER - - - - - heirs and assigns, forever, I 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.

I further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said real estate to said RUTH H.MOCKER, 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 US in hand paid WE, the said RUTH H.MOCKER AND HUSBAND, FRANK H.MOCKER do hereby transfer and convey unto J.M.BRECKENRIDGE, , 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.