NUMBER 18195 RECORDED DEC 26, 1944 WILLIAM SMITH (WIDOWER) TO JESSIE A. BRANDON ET UX

INSTALLMENT DEED

Book No. 1307

FOR AND IN CONSIDERATION of the sum of TWENTY-NINE HUNDRED FIFTY ($2950)00 AND 00/100 DOLLARS

of which SIX HUNDRED ($600) AND 00/100 DOLLARS has been paid in cash by JESSIE A. BRANDON AND WIFE, MATTIE KNIGHT, the receipt of which is hereby acknowledged, and for the remainder

TWENTY-THREE HUNDRED FIFTY ($2350) AND 00/100 DOLLARS

the said JESSIE A. BRANDON AND WIFE, MATTIE KNIGHT BRANDON HAVE EXECUTED THEIR NINETY-FOUR (94) PRINCIPAL PROMISSORY NOTES IN THE AMOUNT OF TWENTY-FIVE ($25) DOLLARS EACH, PAYABLE MONTHLY TO THE ORDER OF W.M. SMITH. ALL OF SAID NOTES ARE OF EVEN DATE WITH THIS INSTRUMENT AND THE FIRST ONE FALLS DUE ON OR BEFORE JANUARY 19, 1945, THE OTHERS, EACH ON OR BEFORE THE 19TH DAY OF EACH SUCCEEDING MONTH THEREAFTER UNTIL THEY ALL MATURE,

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 25 day of May 1955

J. Wilson DEPUTY REGISTER

Seward Dupree Jr. By Cleary Bemis Pr

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, WILLIAM SMITH (WIDOWER)

have this day bargained and sold, and do hereby transfer and convey, unto the said JESSIE A. BRANDON AND WIFE, MATTIE KNIGHT BRANDON, THEIR

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

BEING PART OF THE SCOTT PROPERTY IN NORTH NASHVILLE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF 12TH AVENUE NORTH, FORMERLY FLORENCE STREET, AT A POINT 177½ FEET, MORE OR LESS, NORTH OF THE NORTHERLY MARGIN OF HEIMAN STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO FERDINAND A. STEWART BY DEED FROM LELAND J. NESBIT AND WIFE, OF RECORD IN BOOK 762, PAGE 162 REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE NORTHWARDLY 50 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO MARY D. WEBSTER BY DEED FROM LEONA GILBERT OF RECORD IN BOOK 1036 PAGE 161, SAID REGISTER'S OFFICE; THENCE WITH SAID WEBSTER'S SOUTHERLY LINE WESTWARDLY 154 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY SOUTHWARDLY 30 FEET TO THE NORTHWEST CORNER OE SAID STEWART PROPERTY; THENCE WITH THE NORTHERLY LINE OF SAME EASTWARDLY 154 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM SMITH AND WIFE, NEILY SMITH, SHE HAVING SINCE DIED, BY DEED FROM W.T. SELLEY AND WIFE, OF RECORD IN BOOK 573 PAGE 39, SAID REGISTER'S OFFICE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said JESSIE A. BRANDON AND WIFE, MATTIE KNIGHT BRANDON 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 JESSIE A. BRANDON AND WIFE, MATTIE KNIGHT BRANDON, 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 JESSIE A. BRANDON AND WIFE, MATTIE KNIGHT BRANDON do hereby transfer and convey unto J.M. FLANNIGAN, 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.