NUMBER 19172 RECORDED JANUARY 17, 1945

MARGUERITE JEAN BRECKENRIDGE -TO- MRS. MILDRED H. COBB
(UNMARRIED)

62

INSTALLMENT DEED

Book No. 1307

FOR AND IN CONSIDERATION of the sum of ($4700.00 FORTY SEVEN HUNDRED AND NO/100 DOLLARS

of which ONE THOUSAND AND NO/100 ($1000.00) DOLLARS has been paid in cash by

MRS. MILDRED H. COBB, the receipt of which is hereby acknowledged, and for the remainder

($3700.00) THIRTY SEVEN HUNDRED AND NO/100 DOLLARS

the said MRS. MILDRED H. COBB HAS EXECUTED ONE PRINCIPAL INSTALLMENT NOTE IN THE SUM OF $3700.00, DATED JANUARY 15, 1945, BEARING INTEREST FROM DATE AT THE RATE OF 5% PER ANNUM, THE SAID PRINCIPAL AND INTEREST BEING PAYABLE AT THE OFFICE OF THE HILLSBORO BRANCH OF THE AMERICAN NATIONAL BANK IN NASHVILLE, TENNESSEE, OR AT SUCH OTHER PLACE AS THE HOLDER MAY DESIGNATE IN WRITING, IN MONTHLY INSTALLMENTS OF THIRTY NINE AND 25/100 ($39.25) DOLLARS EACH, COMMENCING FEBRUARY 15, 1945, AND ONE INSTALLMENT PAYABLE ON THE 15TH DAY OF EACH MONTH THEREAFTER UNTIL THE PRINCIPAL AND INTEREST ARE FULLY PAID, EXCEPT THAT THE FINAL PAYMENT OF PRINCIPAL AND INTEREST, IF NOT SOONER PAID, SHALL BE DUE AND PAYABLE ON THE 15TH DAY OF JANUARY, 1955; SAID NOTE IS PAYABLE TO THE ORDER OF MARGUERITE JEAN BRECKENRIDGE;

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 MRS. MILDRED H. COBB,

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

BEING LOT NO. 190 ON THE MAP OF VICTORIA PLACE, AS OF RECORD IN BOOK 332, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 190 FRONTS 60 FEET ON THE NORTHERLY SIDE OF CLAYTON AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYEDTO MARGUERITE JEAN BRECKENRIDGE BY DEED FROM MARY BETTIE ARMSTRONG, TRUSTEE, OF RECORD IN BOOK 1218, PAGE 150, SAID REGISTER'S OFFICE.

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 10 day of Jan 1955 1955

Attest: C. McKinstry DEPUTY REGISTER

First American Nat'l Bank
Jack L. Mynatt Jr.
Cash Cashier

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said MRS. MILDRED H. COBB heirs and assigns, forever, lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered. I covenant that I AM EXCEPT TAXES FOR THE YEAR 1945, WHICH HAVE BEEN PRORATED AS OF JAN. 15, 1945 AND ASSUMED BY THE PURCHASER. I further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said real estate to said MRS. MILDRED H. COBB, 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 ME in hand paid I, the said MRS. MILDRED H. COBB do hereby transfer and convey unto JAMES 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.