NUMBER 20353

AUGUSTA SIEGRIST, A WIDOW

RECORDED FEBRUARY 8, 1945

-TO- G. D. SPEIGHTS AND WIFE

INSTALLMENT DEED

Book No. 1307

FOR AND IN CONSIDERATION of the sum of ($3000.00) THREE THOUSAND AND NO/100 DOLLARS

of which FIVE HUNDRED AND NO/100 DOLLARS has been paid in cash by

G. D. SPEIGHTS AND WIFE, KATHERINE SPEIGHTS , the receipt of which is hereby acknowledged, and for the remainder

($2500.00) TWENTY FIVE HUNDRED AND NO/100 DOLLARS

the said G. D. SPEIGHTS AND WIFE, KATHERINE SPEIGHTS HAVE EXECUTED AND DELIVERED A SERIES OF 125 NOTES IN THE SUM OF $20.00 EACH WITH INTEREST AT THE RATE OF FIVE PERCENT PER ANNUM. ALL OF SAID NOTES ARE OF EVEN DATE WITH THIS DEED WITH THE FIRST AND LARGEST NOTE IN THE SUM OF $30.41 DUE ON OR BEFORE THIRTY DAYS FROM DATE AND EACH NOTE THEREAFTER DECREASING EIGHT CENTS EACH MONTH AND ONE DUE ON THE SAME DAY OF EACH SUCCEEDING MONTH THEREAFTER UNTIL ALL HAVE BEEN PAID. SAID NOTES ARE PAYABLE TO AUGUSTA SIEGRIST AND ARE SIGNED BY G. D. SPEIGHTS AND WIFE, KATHERINE SPEIGHTS AS MAKERS. EXTRA NOTES MAY BE PAID AT ANY TIME AND INTEREST WILL BE CHARGED ONLY ON THE UNPAID BALANCE.

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 31 day of Dec 1951.

Attest: F. J. Wilson DEPUTY REGISTER

FIRST American National BANK

By W. Weyhrauch Asst. Cashier

all of said notes bearing 5% 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, AUGUSTA SIEGRIST, A WIDOW

have this day bargained and sold, and do hereby transfer and convey, unto the said G. D. SPEIGHTS AND WIFE KATHERINE SPEIGHTS,

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

BEING LOTS NOS. 1012 AND 1014 OF BLOCK 155, PLAN NO. 1 WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS NOS. 1012 AND 1014 FRONT TOGETHER 50 FEET ON THE SOUTHERLY SIDE OF GEORGIA AVENUE, AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JULIUS SIEGRIST AND WIFE, AUGUSTA SIEGRIST, BY DEED FROM CLOUD ECKHARDT AND WIFE, DATED APRIL 30, 1938, OF RECORD IN BOOK 1085, PAGE 130, SAID REGISTER'S OFFICE, THE SAID JULIUS SIEGRIST HAVING SINCE DIED.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said G. D. SPEIGHTS AND WIFE, KATHERINE SPEIGHTS, THEIR 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 THE TAXES FOR THE YEAR 1945 WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEES HEREIN. I further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said real estate to said G. D. SPEIGHTS AND WIFE, KATHERINE SPEIGHTS, 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 G. D. SPEIGHTS AND WIFE, KATHERINE SPEIGHTS do hereby transfer and convey unto E. C. ARMISTEAD , 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.