NUMBER 23054 B.H.GREGORY ET UX., TO RECORDED MARCH 27, 1945. CHRISTINE BRADY. 166

INSTALLMENT DEED

Book No. 1307

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

of which - - - - ONE THOUSAND & NO/100 - - - - - - - - - - DOLLARS has been paid in cash by CHRISTINE BRADY, , the receipt of which is hereby acknowledged, and for the remainder

($2250.00) -- TWO THOUSAND TWO HUNDRED FIFTY & NO/100 - - - - - - - - DOLLARS the said CHRISTINE BRADY

HAS ASSUMED THE UNPAID BALANCE OF A NOTE IN THE ORIGINAL AMOUNT OF $1700.00, DATED NOVEMBER 14, 1944, PAYABLE IN INSTALLMENTS OF $20.41 PER MONTH, INCLUDING PRINCIPAL AND SIX PER CENT INTEREST, SAID NOTE BEING FULLY DESCRIBED IN DEED WITH VENDOR'S LIEN RETAINED FROM H.E. DAVY AND WIFE, TO B.H.GREGORY AND WIFE, OF RECORD IN BOOK 1305, PAGE 170, REGISTERS OFFICE FOR DAVIDSON CCUNTY, TENNESSEE. FOR THE BALANCE OF SAID CONSIDERATION CHRISTINE BRADY HAS EXECUTED AND DELIVERED HER PROMISSORY NOTE IN THE SUM OF $598.00, OF EVEN DATE HEREWITH, PAYABLE IN MONTHLY INSTALLMENTS OF $12.46, INCLUDING PRINCIPAL AND SIX PER CENT INTEREST, THE FIRST INSTALLMENT ON SAID NOTE BEING DUE THIRTY DAYS FROM DATE OF THIS DEED AND ANOTHER PAYMENT FOR THE SAME AMOUNT DUE EACH THIRTY DAYS THEREAFTER UNTIL SAID NOTE WITH INTEREST HAS BEEN PAID IN FULL. SAID INSTALLMENTS ARE PAYABLE FCR A PERIOD OF FIFTY-FIVE MONTHS, IS PAYABLE TC B.H.GREGORY AND WIFE, MARY LOUISE GREGORY, AND IS SIGNED BY CHRISTINE BRADY AS MAKER. EXTRA PAYMENTS MAY BE MADE AT ANY TIME AND INTEREST WILL BE CHARGED ONLY ON THE UNPAID BALANCE.

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

WE, B.H.GREGORY AND WIFE, MARY LOUISE GREGORY,

have this day bargained and sold, and do hereby transfer and convey, unto the said CHRISTINE BRADY, TO HER SOLE AND SEPARATE USE, FREE FROM THE DEBTS, CONTRACTS, LIABILITIES AND MARITAL RIGHTS OF HER PRESENT OR ANY FUTURE HUSBAND,

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

BEING LOT NO.23 AND THE SOUTHERLY 5 FEET OF LOT NO.22 ON THE GEORGE W.STAINBACK'S CORRECTED PLAN OF THE LUCY H.LINDSLEY TRACT, AS OF RECORD IN BOOK 161, PAGE 141, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO.23 AND THE SOUTHERLY PART OF LOT NO.22 FRONT TOGETHER 55 FEET ON THE EASTERLY SIDE OF PENNOCK AVENUE, AND RUN BACK BETWEEN PARALLEL LINES 150 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PRCPERTY CONVEYED TC B.H.GREGORY AND WIFE, MARY LOUISE GREGORY, BY DEED FROM H.E.DAVY AND WIFE, OF RECORD IN BOOK 1305, PAGE 170 SAID REGISTERS 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 24 day of March 1951.

Attest: E. J. Wilson Jr. DEPUTY REGISTER

x B. H. Gregory

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said CHRISTINE BRADY, HER heirs and assigns, forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered. EXCEPT THE TAXES FOR THE YEAR 1945, WHICH HAVE BEEN PRO RATED AND ASSUMED BY THE GRANTEE HEREIN. WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said CHRISTINE BRADY 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 CHRISTINE BRADY do hereby transfer and convey unto E.C.ARMSTEAD , 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.