INSTALLMENT DEED

Book No. 1307

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED & NO/100THS ($600.00) DOLLARS

of which FIFTY & NO/100THS ($50.00) DOLLARS has been paid in cash by

FRANK N.BROWN AND WIFE, PEARL ESTHER BROWN the receipt of which is hereby acknowledged, and for the remainder

FIVE HUNDRED FIFTY & NO/100THS ($550.00) DOLLARS

the said FRANK N.BROWN AND WIFE, PEARL ESTHER BROWN HAVE THIS DAY EXECUTED AND DELIVERED THEIR ONE (1) JOINT PROMISSORY NOTE, IN THE SUM OF FIVE HUNDRED FIFTY & NO/100THS ($550.00) DOLLARS, PAYABLE TO THE ORDER OF: E.F. JAKES, AS FOLLOWS: ON APRIL 28, 1945, THE SUM OF $10.00, AND ON THE 28TH DAY EACH SUCCEDING MONTH THEREAFTER THE SUM OF $10.00, UNTIL ALL OF SAID PRINCIPAL AMOUNT IS PAID,

PAYABLE MONTHLY,

XXXf 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, E.F. JAKES AND WIFE, EFFIE JAKES,

have this day bargained and sold, and do hereby transfer and convey, unto the said FRANK N.BROWN AND WIFE, PEARL ESTBER BROWN, THEIR

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

LAND IN DAVIDSON COUNTY,TENNESSEE, BEING LOT NO.20 OR BLOCK "H" ON THE MAP OF CHEROKEE PARK, SECTION 2, OF RECORD IN BOOK 547 PAGES 175 AND 176, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.20 FRONTS 75 FEET ON THE SOUTH SIDE OF CAMBRIDGE AVENUE AND RUNS BACK BETWEEN EARES, 100 FEET ON THE EASTERLY LINE AND 94.02 FEET ON THE WESTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 77.59 FEET.

BEING THE SAME PROPERTY CONVEYED TO E.F. JAKES BY DEED FROM W.F. RANDOLPH, OF RECORD IN BOOK 736 PAGE 137, SAID REGISTER'S OFFICE.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED UNTO THE SAID FRANK N.BROWN AND WIFE, PEARL ESTHER BROWN SUBJECT TO RESTRICTION COVENANTS CONTAINED IN BOOK 736 PAGE 137, SAID REGISTER'S OFFICE.

THE PLAN IN BOOK 547 PAGES 175 AND 176 SHOWS A 30 FOOT BUILDING LINE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said FRANK N.BROWN AND WIFE, PEARL ESTHER BROWN, THEIR 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 RESTRICTIONS AND TAXES FOR 1945, WHICH ARE ASSUMED BY PURCHASERS, SAME HAVING BEEN PRO-RATED.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said FRANK N.BROWN AND WIFE, PEARL ESTHER BROWN, 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 FRANK N.BROWN AND WIFE, PEARL ESTHER BROWN do hereby transfer and convey unto G.W. GILLEBREW, JR, 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.

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 thereof and release the same in full. This 28th day of August 1945.

Attest: [illegible] Register

By [illegible] Deputy Register