INSTALLMENT DEED

Book No. 1307

FOR AND IN CONSIDERATION of the sum of FIVE THOUS AND AND NO/100 ($5,000.00) DOLLARS

of which EIGHTEEN HUNDRED AND NO/100 ($1,800.00) DOLLARS has been paid in cash by

MRS. MINNIE G. GREGORY, , the receipt of which is hereby acknowledged, and for the remainder

THIRTY-TWO HUNDRED AND NO/100 ($3,200.00) DOLLARS

the said MRS. MINNIE G.GREGORY, WIDOW HAS EXECUTED HER NOTE OF EVEN DATE HEREWITH IN THE SUM OF $3,200.00, PAYABLE TO THE ORDER OF O.T. SANDERS AND WIFE, FANNIE ELIZABETH SANDERS, IN 100 MONTHLY INSTALLMENTS OF $32.00 EACH, WITH INTEREST AT THE RATE OF 6% PER ANNUM, PAYABLE MONTHLY AS EACH INSTALLMENT OF PRINCIPAL IS PAYABLE, THE FIRST INSTALLMENT OF PRINCIPAL AND INTEREST BEING FOR $48.00 AND EACH INSTALLMENT DECREASING 16¢, THE LAST INSTALLMENT BEING FOR $32.16, THE FIRST INSTALLMENT DUE MAY 5, 1945, AND ONE ON THE 5TH DAY OF EACH MONTH THEREAFTER UNTIL ALL INSTALLMENTS HAVE BEEN PAID,

Received for record the 6 day of Oct 1945 at 2 o'clock P.M. and recorded in the above book and page. Taxes paid by the instrument within to the extent of the lien to secure

Attest: E.C. McSpadden DEPUTY REGISTER

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, O.T. SANDERS AND WIFE, FANNIE ELIZABETH SANDERS,

have this day bargained and sold, and do hereby transfer and convey, unto the said MRS. MINNIE G. GREGORY, HER heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO.10 IN JOHN W. LOVE'S SUBDIVISION OF GREENWOOD, A PLAN OF WHICH IS OF RECORD IN BOOK 332, PAGE 4, OF THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.10 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF MCKENNIE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 193.5 FEET ON THE EASTERLY LINE WITH THE WESTERLY MARGIN OF 14TH STREET, AND 190.7 FEET ON THE WESTERLY LINE FO THE NORTHERLY MARGIN OF AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO O.T. SANDERS AND WIFE, FANNIE ELIZABETH SANDERS, BY DEED FROM EUGENE PHILLIPS,TRUSTEE, OF RECORD IN BOOK 633, PAGE 583, SAID REGISTER'S OFFICE.

PRIVILEGE IS RESERVED OF PAYING ANY NUMBER OF SAID MONTHLY PAYMENTS, OR THIS NOTE MAY BE PAID IN FULL ON ANY PAYING DATE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said MRS. MINNIE G. GREGORY, 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 AS HEREINABOVE STATED.

WE further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said real estate to said MRS. MINNIE G. GREGORY, 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. MINNIE G. GREGORY

do hereby transfer and convey unto E.O.SANDERS , 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.