NUMBER 24386 RECORDED APRIL 18, 1945. 205

G.P.BLAIR,TRUSTEE TO ELVINA D.ROTHWELL

INSTALLMENT DEED

Book No. 1307

FOR AND IN CONSIDERATION of the sum of ($3750.00) THIRTY SEVEN HUNDRED, FIFTY AND 00/100DOLLARS

of which SEVEN HUNDRED AND FIFTY AND 00/100 ($750.00) ---- DOLLARS has been paid in cash by

ELVINA D.ROTHWELL , the receipt of which is hereby acknowledged, and for the remainder

THREE THOUSAND AND 00/100 ($3000.00) -- DOLLARS

the said ELVINA D.ROTHWELL AND HUSBAND LUTHER J.ROTHWELL

HAVE THIS DAY EXECUTED THE FOLLOWING NOTES: ONE NOTE IN THE SUM OF EIGHTEEN HUNDRED AND 00/100 ($1800.00) DOLLARS, PAYABLE FIVE YEARS FROM DATE OF THIS INSTRUMENT, BEARING 6% INTEREST FROM DATE, INTEREST PAYABLE MONTHLY, AND ONE NOTE IN THE SUM OF TWELVE HUNDRED AND 00/100 ($1200.00) DOLLARS, PAYABLE IN SIXTY (60) MONTHLY INSTALLMENTS OF TWENTY THREE AND 20/100 ($23.20) DOLLARS EACH, INCLUDING 6% INTEREST, FIRST INSTALLMENT FALLING DUE MAY 15-1945 AND ONE ON THE 15TH DAY OF EACH MONTH THEREAFTER UNTIL SAID NOTE IS PAID IN FULL. THE $1800.00 NOTE IS FIRST OR PRIOR LIEN TO THE $1200.00 NOTE. SAID NOTES PAYABLE TO THE ORDER OF G.P.BLAIR, TRUSTEE.

SAID NOTES

~~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, G.P.BLAIR, TRUSTEE BY VIRTUE OF THE POWER AND AUTHORITY VESTED IN ME BY DEED FROM ANNA MAY FOX, OF RECORD IN BOOK 1320,PAGE 328 OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

have this day bargained and sold, and do hereby transfer and convey, unto the said

ELVINA D.ROTHWELL, HER

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

BEING THE EAST HALF OF LOT NUMBER 12 ON THE MAP OF SNEED AND HAMILTON'S RE-SUBDIVISION OF LOTS 2, 3 AND OTHER LOTS IN BROWNSVILLE, AS OF RECORD IN BOOK 161, PAGE 14 REGISTERS OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

SAID PART OF SAID LOT FRONTS FIFTY (50) FEET ON THE SOUTH SIDE OF FALL STREET AND RUNS BACKBETWEEN PARALLEL LINES 130 FEET TO AN ALLEY.

BEING A PART OF THE PROPERTY CONVEYED TO G.P.BLAIR, TRUSTEE, BY DEED FROM ANNA MAY FOX, A WIDOW, OF RECORD IN BOOK 1320, PAGE 328 OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY,TENNESSEE.

TAXES FOR THE YEAR 1945 PRORATED AS OF DATE OF DEED AND ASSUMED BY PURCHASER.

THIS CONVEYANCE IS MADE SUBJECT TO THE RIGHTS OF PARTIES IN POSSESSION.

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and I hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 4th day of May/1950.

DAVIDSON-[illegible]

By W.W. Ruthand

Attest: C. McCanless

DEPUTY REGISTER

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said ELVINA D. ROTHWELL, HER heirs and assigns, forever, G.P.BLAIR, TRUSTEE DOES covenant that HE IS lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

G.P.BLAIR, TRUSTEE DOES further covenant and bind S HIMSELF, AS TRUSTEE ONLY AND NOT OTHERWISE ~~heirs and representatives,~~ to warrant and forever defend the title to said real estate to said ELVINA D.ROTHWELL, 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 US in hand paid WE , the said ELVINA D.ROTHWELL AND HUSBAND LUTHER J. ROTHWELL do hereby transfer and convey unto W.W. RUTHAND , 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.