NUMBER 24455
RECORDED APRIL 19-1945

W. L. BAINBRIDGE, SR., TRUSTEE TO JAMES L. HOOVER AND WIFE, FREDDIE P. HOOVER

213

INSTALLMENT DEED

Book No. 1307

FOR AND IN CONSIDERATION of the sum of ($1500.00) FIFTEEN HUNDRED AND 00/100 DOLLARS

of which - THREE HUNDRED AND 00/100 ($300.00) DOLLARS has been paid in cash by JAMES L. HOOVER AND WIFE, FREDDIE P. HOOVER, the receipt of which is hereby acknowledged, and for the remainder TWELVE HUNDRED AND 00/100 ($1200.00) DOLLARS the said JAMES L. HOOVER AND WIFE, FREDDIE P. HOOVER HAVE THIS DAY EXECUTED THEIR ONE JOINT PROMISSORY NOTE IN THE SUM OF TWELVE HUNDRED AND 00/100 ($1200.00) DOLLARS, PAYABLE IN SIXTY (60) MONTHLY PAYMENTS OF TWENTY THREE AND 20/100 ($23.20) DOLLARS EACH, INCLUDING 6% INTEREST, FIRST INSTALLMENT DUE MAY 12-1945 AND ONE ON THE 12TH DAY OF EACH AND EVERY MONTH THEREAFTER UNTIL SAID NOTE IS PAID IN FULL. SAID NOTE PAYABLE TO THE ORDER OF W. L. BAINBRIDGE SR., TRUSTEE.

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 8 day of April 1950.

Attest: J P Wilson DEPUTY REGISTER

Walter Bainbridge
By W. L. Bainbridge Jr.
Assistant

SAID NOTE

~~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, W. L. BAINBRIDGE SR. TRUSTEE BY VIRTUE OF THE POWER AND AUTHORITY VESTED IN ME BY DEED OF RECORD IN BOOK 1316 PAGE 174 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
have this day bargained and sold, and do hereby transfer and convey, unto the said

JAMES L. HOOVER AND WIFE, FREDDIE P. HOOVER, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NUMBER 202 ON THE MAP OF PAYNE, BLAKEMORE AND CUMMINGS ADDTION TO NASHVILLE, OF RECORD IN BOOK 57, PAGE 70 AND IN BOOK 57, PAGE 81 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ACCORDING TO THE PLAN OF RECORD IN BOOK 57, PAGE 81, SAID LOT NUMBER 202 FRONTS FIFTY (50) FEET ON THE WEST SIDE OF SOUTH 13TH STREET, AND RUNS BACK BETWEEN PARALLEL LINES, 161 FEET TO AN ALLEY.

BEING PART OF THE PROPERTY CONVEYED TO W. L. BAINBRIDGE SR TRUSTEE BY DEED FROM M. D. COHEN AND WIFE, OF RECORD IN BOOK 1316, PAGE 174 OF THE REGISTER'S OFFCCE FOR DAVIDSON COUNTY, TENNESSEE.

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

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

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title, and interest thereto belonging, to the said JAMES L. HOOVER AND WIFE, FREDDIE P. HOOVER, THEIR heirs and assigns, forever, W. L. BAINBRIDGE, SR. TRUSTEE DOES covenant that HE IS lawfully seised and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered. W. L. BAINBRIDGE SR., 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 JAMES L. HOOVER AND WIFE, FREDDIE P. HOOVER 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 JAMES L. HOOVER AND WIFE, FREDDIE P. HOOVER do hereby transfer and convey unto W. W. RUTLAND, 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.