NUMBER 19637 W. T. SELLEY ET, UX TO BOOKER T. RANDOLPH ET, UX
RECORDED JAN. 26, 1945

INSTALLMENT DEED

Book No. 1314

FOR AND IN CONSIDERATION of the sum of ($475.00) FOUR HUNDRED SEVENTY FIVE AND NO/100 DOLLARS of which ($100.00) ONE HUNDRED AND NO/100 DOLLARS has been paid in cash by BOOKER T. RANDOLPH AND WIFE FLORENCE RANDOLPH, the receipt of which is hereby acknowledged, and for the remainder ($375.00) THREE HUNDRED SEVENTY FIVE AND NO/100 DOLLARS the said BOOKER T. RANDOLPH AND WIFE, FLORENCE RANDOLPH HAS EXECUTED THEIR 38 THIRTY EIGHT PROMISSORY NOTES OF EVEN DATE HEREWITH. THIRTY SEVEN 37 OF SAID NOTES BOR THE SUM OF $10.00 TEN DOLLARS AND ONE THE LAST NOTE FOR THE SUM OF $5.00 FIVE DOLLARS AND PAYABLE MONTHLY ON OR BEFORE, WITH INTEREST FROM DATE, AND PAYABLE TO THE ORDER OF W. T. SELLEY, THE FIRST OF SAID NOTES FALLING DUE ON THE 24, DAY FEBRUARY 1945 AND THE OTHERS ONE, ON OR BEFORE THE 24, DAY OF EACH MONTH THEREAFTER UNTIL ALL NOTES ARE PAID WITH INTEREST ARE ALL PAID IN FULL, SAID INTEREST PAYABLE ON ALL UNPAID BALANCE MONTHLY.

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 4 day of June 1947.

Attest: J. P. Wilson DEPUTY REGISTER W. T. Selley

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, W. T. SELLEY AND WIFE, CALLIE SELLEY

have this day bargained and sold, and do hereby transfer and convey, unto the said BOOKER T. RANDOLPH AND WIFE, FLORENCE RANDOLPH THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 4 FEET OF LOT NO. 126 AND THE NORTHERLY 25 FEET OF LOT NO. 127 ON THE PLAN OF MCGAVOCK, WESTMORE AND OTHERS' SECOND ADDITION, CALLED THE ADDITION TO THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF LOTS NOS. 126 AND 127 FRONTS TOGETHER 29 FEET ON THE EASTERLY SIDE OF 12TH, AVENUE NORTH, FORMERLY FLORENCE STREET, AND RUN BACK BETWEEN PARALLEL LINES 154 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO W. T. SELLEY BY DEED FROM LAFAYETTE MOORE, JR. AND WIFE, OF RECORD IN BOOK 882, PAGE 266, SAID REGISTER'S OFFICE.

NOTE: PURCHASER ASSUMES ALL TAXES FOR THE YEAR OF 1945.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said BOOKER T. RANDOLPH AND WIFE, FLORENCE RANDOLPH 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.

WE further covenant and bind OURSELVES OUR heirs and representatives, to warrant and forever defend the title to said real estate to said BOOKER T. RANDOLPH AND WIFE, FLORENCE RANDOLPH, 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 BOOKER T. RANDOLPH AND WIFE FLORENCE RANDOLPH do hereby transfer and convey unto M. N. PERRY, 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.