NUMBER 19730 RECORDED JANUARY 27, 1945

FRANK HIGGINS & JOE FRANK -TO- WILLIAM P. BATEY & WIFE, ANNIE BELL BATEY

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INSTALLMENT DEED

Book No. 1314

FOR AND IN CONSIDERATION of the sum of TWENTY FIVE HUNDRED & NO/100 DOLLARS

of which FIVE HUNDRED & NO/100 DOLLARS has been paid in cash by

WILLIAM P. BATEY AND WIFE ANNIE BELL BATEY , the receipt of which is hereby acknowledged, and for the remainder

TWO THOUSAND AND NO/100 DOLLARS

the said WILLIAM P. BATEY AND WIFE ANNIE BELL BATEY HAVE EXECUTED THEIR JOINT PROMISSORY NOTE OF EVEN DATE HEREWITH, PAYABLE TO THE ORDER OF FRANK HIGGINS AND JOE FRANK IN 120 MONTHLY INSTALLMENTS OF $22.21 EACH WHICH INCLUDES PRINCIPAL AND INTEREST AT 6% PE ANNUM.

THE FIRST OF SAID INSTALLMENT IS DUE ON THE 10TH DAY OF FEBRUARY, 1945 AND ONE EACH MONTH THEREAFTER UNTIL ALL HAVE BEEN PAID.

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 20 day of March 1947.

Attest: J P Wilson DEPUTY REGISTER

NASHVILLE TRUST CO.

By J D Williams

Asst Secy

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, FRANK HIGGINS AND JOE FRANK have this day bargained and sold, and do hereby transfer and convey, unto the said WILLIAM P. BATEY AND WIFE ANNIE BELL BATEY,

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

BEING THE SOUTH 50 FEET OF THE NORTH 100 FEET OF THE EAST 177.5' OF BLOCK "C" OF THE MERRITT & HAGAN LANDS, OF RECORD IN MINUTE BOOK "N" PAGE 241, OF THE COUNTY COURT FOR SAID COUNTY.

SAID PART OF SAID BLOCK FRONTS 50 FEET ON THE WEST SIDE OF DAISY STREET OR LITTLE HAMILTON AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 177.5 FEET TO AN ALLEY.

BEING PART OF THE PROPERTY CONVEYED TO FRANK HIGGINS AND JOE FRANK BY DEED FROM GEORGE E. SPRY AND WIFE, OF RECORD IN BOOK 1286, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said WILLIAM P. BATEY AND WIFE ANNIE BELL BATEY heirs and assigns, forever, WE covenant that WE lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

EXCEPT FOR THE TAXES FOR THE YEAR 1945 WHICH ARE TO BE PAID BY THE PURCHASER WHEN DUE.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said WILLIAM P. BATEY AND WIFE ANNIE BELL BATEY; 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 WILLIAM P. BATEY AND WIFE ANNIE BELL BATEY do hereby transfer and convey unto D. P. WRENNE, 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.