NUMBER 20386
E. C. WILLARD, ET US
SAMUEL HOUSTON DAVIS, ET UX

RECORDED FEBRUARY 8, 1945
-TO- SAMUEL HOUSTON DAVIS, ET UX
PAUL A. GREEN, TRUSTEE

INSTALLMENT DEED

Book No. 1314

FOR AND IN CONSIDERATION of the sum of THREE THOUSAND FIVE HUNDRED & NO/100 ($3500.00) DOLLARS of which SEVEN HUNDRED AND NO/100 ($700.00) DOLLARS has been paid in cash by SAMUEL HOUSTON DAVIS AND WIFE, BILLIE LEE DAVIS, the receipt of which is hereby acknowledged, and for the remainder TWO THOUSAND EIGHT HUNDRED & NO/100 ($2800.00) DOLLARS the said SAMUEL HOUSTON DAVIS AND WIFE, BILLIE LEE DAVIS HAVE ASSUMED AND AGREED TO PAY THE BALANCE OF FIFTEEN HUNDRED FIFTY & NO/100 ($1550.00 DOLLARS DUE UNDER THE TERMS AND CONDITIONS OF A DEED OF TRUST ON THE PROPERTY HEREINAFTER CONVEYED TO B. ROY KENNEDY, TRUSTEE, OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, IN TRUST DEED BOOK 1178 PAGE 274 AND FOR THE BALANCE THEN REMAINING UNPAID THE GRANTEES HEREIN, SAMUEL HOUSTON DAVIS AND WIFE, BILLIE LEE DAVIS, HAVE EXECUTED AND DELIVERED THEIR JOINT PROMISSORY NOTE IN THE PRINCIPAL SUM OF TWELVE HUNDRED FIFTY & NO/100 ($1250.00) DOLLARS, PAYABLE TO THE ORDER OF E. C. WILLARD AND WIFE, EMMA WILLARD TWELVE MONTHS AFTER DATE OF JULY 13, 1944 WITH INTEREST FROM DATE UNTIL PAID AT THE RATE OF 6% PER ANNUM,

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, E. C. WILLARD AND WIFE, EMMA WILLARD have this day bargained and sold, and do hereby transfer and convey, unto the said SAMUEL HOUSTON DAVIS AND WIFE, LEE DAVIS, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND IN THE 2ND, FORMERLY THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING NO. 2 ON THE PLAN OF RUBY K. MCLAUGHLIN'S SUBDIVISION, NOT OF RECORD, BEING PART OF LOT NO. 5 ON THE PLAN OF THE DIVISION OF THE LANDS OF W. MCLAUGHLIN, DECEASED, AS OF RECORD IN MINUTE BOOK "F" PAGE 195, COUNTY COURT FOR SAID COUNTY, DESCRIBED, ACCORDING TO A SURVEY MADE BY S. M. MCMURRAY ENGINEERING COMPANY, MAY 7, 1940, AS FOLLOWS;

BEGINNING ON THE EASTERLY MARGIN OF EZELL ROAD, 547.4 FEET SOUTH OF THE SOUTHERLY MARGIN OF THE MURFREESBORO PIKE, BEING THE CORNER OF LOTS NOS. 1 AND 2; THENCE WITH SAID ROAD SOUTH 2 DEGREES 30' EAST, 100 FEET TO THE CORNER OF LOTS NOS. 2 AND 3; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTWARDLY, 204 FEET; THENCE NORTH 1 DEGREE 10' EAST 100 FEET TO THE SOUTHEAST CORNER OF LOT NO. 1; THENCE WITH THE LINE BETWEEN LOTS NOS. 1 AND 2, WESTWARDLY 206 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO E. C. WILLARD AND WIFE, EMMA WILLARD BY DEED FROM NORA CLIFTON AND HUSBAND, A. C. CLIFTON, OF RECORD IN SAID REGISTER'S OFFICE IN BOOK 1274, PAGE 298.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said SAMUEL HOUSTON DAVIS AND WIFE, BILLIE LEE DAVIS, THEIR 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 ABOVE SET OUT AND FOR THE 1944 TAXES WHICH ARE TO BE PRORATED ONE HALF EACH.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said SAMUEL HOUSTON DAVIS AND WIFE, BILLIE LEE DAVIS, 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 SAMUEL HOUSTON DAVIS AND WIFE, BILLIE LEE DAVIS do hereby transfer and convey unto PAUL A. GREEN, 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.

Filed for Record this 8th day of February 1945 at 2:45 P.M.
Recorded this 16 day of May 1945
by Frances Blackburn, Deputy Register