NUMBER 20780 RECORDED FEBRUARY 15, 1945 170

F. R. HESTER, ET UX -TO- D. L. BINKLEY, ET UX

INSTALLMENT DEED

Book No. 1314

FOR AND IN CONSIDERATION of the sum of THREE THOUSAND TWO HUNDRED FIFTY ($3,250.00) AND NO/100 DOLLARS of which ONE THOUSAND FIFTY ($1050.00) AND NO/100 OR ITS EQUIVALENT DOLLARS has been paid in cash by D. L. BINKLEY AND WIFE, DOROTHY RUBY BINKLEY, the receipt of which is hereby acknowledged, and for the remainder TWO THOUSAND TWO HUNDRED ($2,200.00) AND NO/100 DOLLARS the said D. L. BINKLEY AND WIFE, DOROTHY RUBY BINKLEY HAVE EXECUTED THEIR 100 JOINT PROMISSORY NOTES, OF EVEN DATE HEREWITH, FOR PRINCIPAL SUM OF $22.00 EACH, BUT INTEREST AT THE RATE OF 6% PER ANNUM HAS BEEN COMPUTED AND ADDED INTO THE FACE OF EACH NOTE MAKING THE FIRST NOTE FOR $33.00, AND EACH SUCCEEDING NOTE THEREAFTE R DECREASING 11¢; THE FIRST NOTE FALLING DUE MARCH 8, 1945, AND THE OTHERS MONTHLY THEREAFTER, AND PAYABLE TO THE ORDER OF F. R. HESTER AND WIFE, MAYME HESTER,

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 3 day of June 1953

Attest: L. J. Wilson II DEPUTY REGISTER

3rd Nat'l Bk
By Dotson 4c

all of said notes bearing six per cent interest from MATURITY 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, F. R. HESTER AND WIFE, MAYME HESTER

have this day bargained and sold, and do hereby transfer and convey, unto the said D. L. BINKLEY AND WIFE, DOROTHY RUBY BINKLEY,

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

BEING LOT NO. 55 ON THE PLAN OF PLEASANT VIEW SUBDIVISION OF MRS. MCCOMBS PROPERTY AS OF RECORD IN BOOK 421, PAGE 134, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 55 FRONTS 50 FEET ON THE NORTHERLY SIDE OF BEYMER STREET AND RUNS BACK BETWEEN PARALLEL LINES 174 FEET TO AN ALLEY IN THE REAR, AND MEASURES 50 FEET THEREON.

BEING PART OF THE PROPERTY CONVEYED TO F. R. HESTER AND WIFE, MAMME HESTER BY DEED FROM NASHVILLE TRUST COMPANY, EXECUTOR AND TRUSTEE, OF RECORD IN BOOK 975, PAGE 46. SAID REGISTER'S OFFICE. TAXES FOR 1945 ASSUMED BY PURCHASERS.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN THE DEED FROM NASHVILLE TRUST COMPANY, EXECUTOR AND TRUSTEE, TO F. R. HESTER AND WIFE, OF RECORD IN BOOK 975, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said D. L. BINKLEY AND WIFE, DOROTHY RUBY BINKLEY, 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.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said D. L. BINKLEY AND WIFE, DOROTHY RUBY BINKLEY, 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 D. L. BINKLEY AND WIFE, DOROTHY RUBY BINKLEY do hereby transfer and convey unto CLELAN HESTER, 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.