NUMBER 20785
JOHN C.RUSSELL, ET UX., TO WILLIAM BAKER HOOVER, ET UX.

RECORDED FEB. 15, 1945.

INSTALLMENT DEED

Book No. 1314

FOR AND IN CONSIDERATION of the sum of $5,000.00, FIVE THOUSAND AND NO/100 - - - - DOLLARS of which - - - ONE THOUSAND AND NO/100 - - - - - ($1,000.00) - - DOLLARS has been paid in cash by WILLIAM BAKER HOOVER AND WIFE, GERTRUDE CASTEEL HOOVER, the receipt of which is hereby acknowledged, and for the remainder OF $4,000.00, - - - - - FOUR THOUSAND AND NO/100 - - - - - - DOLLARS the said WILLIAM BAKER HOOVER AND WIFE, GERTRUDE CASTEEL HOOVER

HAVE EXECUTED THEIR ONE JOINT PROMISSORY NOTE OF EVEN DATE HEREWITH, FOR $4,000.00, PAYABLE TO JOHN C.RUSSELL AND FRANCES V. RUSSELL, WITH INTEREST AT 6% PER ANNUM, BOTH PRINCIPAL AND INTEREST PAYABLE IN MONTHLY INSTALLMENTS AS FOLLOWS: BEGINNING ON THE 1ST DAY OF APRIL, 1945, THE SUM OF THIRTY-SEVEN AND 50/100 DOLLARS ($37.50), AND A LIKE AMOUBT ON THE 1ST DAY OF EACH MONTH THEREAFTER UNTIL THE ENTIRE AMOUNT IS PAID, SAID PAYMENTS TO BE APPLIED FIRST TO PAYMENT OF INTEREST ON THE PRINCIPAL BALANCE OR SO MUCH THEREOF AS SHALL FROM TIME TO TIME REMAIN UNPAID, AND THE BALANCE TO BE APPLIED TO PAYMENT OF PRINCIPAL, .

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, JOHN C.RUSSELL AND WIFE, FRANCES V. RUSSELL,

have this day bargained and sold, and do hereby transfer and convey, unto the said

WILLIAM BAKER HOOVER AND WIFE, GERTRUDE CASTEEL HOOVER, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING THE WESTERLY HALF OF LOT NO.158 ON THE MAP OF INGLEWOOD PLACE, OF RECORD IN BOOK 332, PAGE 101, REGISTERS OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT NO.158 FRONTS 57.4 FEET ON THE NORTHERLY SIDE OF HOWARD AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 205 FEET TO A DEAD-LINE.

BEING THE SAME PROPERTY CONVEYED TO JOHN C.RUSSELL AND WIFE, FRANCES V.RUSSELL, BY DEED FROM J.W.SMITH AND WIFE, OF RECORD IN BOOK 1320, PAGE 56, REGISTERS 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 BAKER HOOVER AND WIFE, GERTRUDE CASTEEL HOOVER, 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 CURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said WILLIAM BAKER HOOVER AND WIFE, GERTRUDE CASTEEL 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 WILLIAM BAKER HOOVER AND WIFE, GERTRUDE CASTEEL HOOVER, do hereby transfer and convey unto L.M.NELSON, 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.