NUMBER 20848

E. M. DOTSON

RECORDED FEBRUARY 17, 1945

-TO-

H. P. WELLS, ET UX

179

INSTALLMENT DEED

Book No. 1314

FOR AND IN CONSIDERATION of the sum of FOUR THOUSAND ($4000.00) AND NO/100 DOLLARS of which TWO THOUSAND TWO HUNDRED FIFTY ($2,250.00) & NO/100 DOLLARS has been paid in cash by H. P. WELLS AND WIFE, BESSIE P. WELLS, the receipt of which is hereby acknowledged, and for the remainder ONE THOUSAND SEVEN HUNDRED FIFTY ($1,750.00) AND NO/100 DOLLARS the said H. P. WELLS AND WIFE, BESSIE P. WELLS HAVE EXECUTED THEIR ONE JOINT PROMISSORY NOTE, OF EVEN DATE HEREWITH, FOR $1,750.00, PAYABLE IN 35 MONTHLY INSTALLMENTS OF $50.00 EACH, THE FIRST INSTALLMENT FALLING DUE MARCH 1, 1945 AND THE OTHERS MONTHLY THEREAFTER, AND SAID NOTE IS PAYABLE TO THE ORDER OF E. M. DOTSON,

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 I, E. M. DOTSON, A WIDOWER, have this day bargained and sold, and do hereby transfer and convey, unto the said H. P. WELLS AND WIFE, BESSIE P. WELLS, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING THE SOUTHERLY 50 FEET OF THE WESTERLY PART OF LOT NO. 14 ON THE MAP OF THE C. C. VERNON FARM, AS OF RECORD IN BOOK 161, PAGE 164, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 14 FRONTS 50 FEET ON THE EASTERLY SIDE OF KNOX AVENUE AND RUNS BACK BETWEEN PARALLEL LINES WITH THE NORTHERLY MARGIN OF AN ALLEY, 120 FEET, MORE OR LESS, TO AN ALLEY IN THE REAR.

SAID PROPERTY WAS CONVEYED TO E. M. DOTSON BY DEED FROM J. W. DOTSON AND WIFE, OF RECORD IN BOOK 609, PAGE 388, SAID REGISTER'S OFFICE.

TAXES FOR 1945 ASSUMED BY PURCHASERS.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said H. P. WELLS AND WIFE, BESSIE P. WELLS, THEIR heirs and assigns, forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

I further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said real estate to said H. P. WELLS AND WIFE, BESSIE P. WELLS, 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 H. P. WELLS AND WIFE, BESSIE P. WELLS do hereby transfer and convey unto WILLIAM O. LEE, 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.

I hereby certify that I am the duly elected, qualified and acting Register of the above named County and State, and that the foregoing instrument was filed for record in my office on the 17th day of February 1945 at 2:26 o'clock P.M. and is duly recorded in Book 1314 page 179 of the records of said County. Witness my hand and official seal at office in Nashville, Tennessee, this 26 day of February 1945.

Attest: (Catherine McClanahan) DEPUTY REGISTER

I hereby certify that I am the duly elected, qualified and acting Register of the above named County and State, and that the foregoing instrument was filed for record in my office on the 17th day of February 1945 at 2:26 o'clock P.M. and is duly recorded in Book 1314 page 179 of the records of said County. Witness my hand and official seal at office in Nashville, Tennessee, this 26 day of February 1945.

Attest: (Catherine McClanahan) DEPUTY REGISTER

S. MASON CHAMBERLAIN, JR. REGISTER